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208 RAILWAY AVENUE E FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Drumheller, Alberta

Listing ID:
33424

MLS ID:
A2277020

\$340,000



 **BOB SHEDDY**
 (403) 324-2222

 Century 21 Masters
 403-823-2121

 208 Railway Avenue E, Drumheller , Alberta T0J 0Y4

Transaction Type	Days On Market	Zoning
For Sale	2	ND
Subdivision	Year Built	Structure Type
Downtown Drumheller	1000	Retail
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	2089BN
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
2317.00	215.25	15339
Lot Size (Acres)	Inclusions	Restrictions
0.35	None	None Known

Reports

[Other Documents](#)

Investment property for Sale. Pawn Store Tenant pays Rent \$2200 per month NNN This means that they pay the power Direct Billed + gas Direct Billed + water Direct Billed + Taxes \$5246 / 12 = \$437.17 per month +insurance. Est. \$2000 / 12 = \$166.67 +snow removal, garbage and landscaping. \$26,400 of net income = 7.7% cap rate NNN. 13+ parking stalls in the front & 5 in the rear. LOT SIZE 15339.0 SQ FT. Zoning ND (Neighbourhood District).

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