

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 202 2 STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Drumheller, Alberta



**Listing ID:**  
35711


**MLS ID:**  
A2320468

**\$439,900**



 **MANJIT JASWAL**  
 (403) 250-2882

 Century 21 Bravo Realty  
 403-250-2882

 202 2 Street W, Drumheller , Alberta T0J 0Y4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> DT
<b>Subdivision</b> Downtown	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1978
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 7710AP	<b>Building Area (Sq. Ft.)</b> 1720.00	<b>Building Area (Sq. M.)</b> 159.79
<b>Lot Size (Sq. Ft.)</b> 6000	<b>Lot Size (Acres)</b> 0.14	<b>Inclusions</b> SCHEDULE-A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Rare Turnkey Restaurant Opportunity in Downtown Drumheller. Please do not disturb or approach the tenant directly. must make an appointment for showings or viewings. Rare opportunity for an owner-operator or investor to acquire a well-established restaurant property in the heart of downtown Drumheller. Located on the town's main street, this freestanding commercial building has successfully operated as a Vietnamese restaurant for more than 15 years, serving a loyal local clientele while benefiting from the steady flow of visitors attracted to Drumheller's reputation as the Dinosaur Capital of the World. The property features a fully equipped commercial kitchen, spacious dining area with seating for 50+ guests, and a fully finished basement level complete with a bar/banquet hall offering an additional 50+ seats. Multiple revenue opportunities exist through dine-in, takeout, catering, private events, and delivery services. Additional highlights include rear parking, potential for outdoor patio seating, and desirable C-1 Central Commercial zoning with restaurant use already established. The current tenant is willing to remain in place, providing immediate rental income for investors, or can vacate with 90 days' notice, offering flexibility for owner-occupiers. Whether you're looking to expand your restaurant portfolio, invest in a proven commercial asset, or launch your own hospitality venture, this turnkey property presents an exceptional opportunity in one of Alberta's most recognized tourism destinations. Property Features: Freestanding commercial building on Main Street Established restaurant location with 15+ years of operating history Fully equipped commercial kitchen Main floor dining room with 50+ seating capacity Finished basement bar/banquet hall with 50+ additional seats Rear parking access Outdoor seating option C-1 Central Commercial zoning Strong tourism-driven customer traffic Flexible occupancy: tenant may stay or vacate with 90 days' notice A rare chance to own a proven restaurant property in a thriving tourism market.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.