

# \$340,000 - 208 Railway Avenue E, Drumheller

MLS® #A2168620

**\$340,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.35 Acres

Downtown Drumheller, Drumheller, Alberta

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).

Built in 1000

## Essential Information

MLS® #	A2168620
Price	\$340,000
Bathrooms	0.00
Acres	0.35
Year Built	1000
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	208 Railway Avenue E
Subdivision	Downtown Drumheller
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y4



**Additional Information**

Date Listed	September 27th, 2024
Days on Market	289
Zoning	ND

**Listing Details**

Listing Office	Century 21 Masters
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