

# \$527,000 - 801 S Railway Avenue, Drumheller

MLS® #A2189579

**\$527,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.84 Acres

Downtown Drumheller, Drumheller, Alberta

Dimensions 80x60=4,800 sq ft. Three offices and large reception on the main floor, Two washrooms, 400 amp 3 phase power, 3 overhead heaters, 10 overhead industrial lights, In-floor sump. One large area and staff room on mezzanine. Air conditioned offices. LOT SIZE: 275.29 wide. Parcel Size: 0.840 acres. Zoning: ED (Employment District). There is a 2 year lease ending July 2027. Annual rent of \$62,400 including taxes and insurance equals approx 10.4% cap rate.

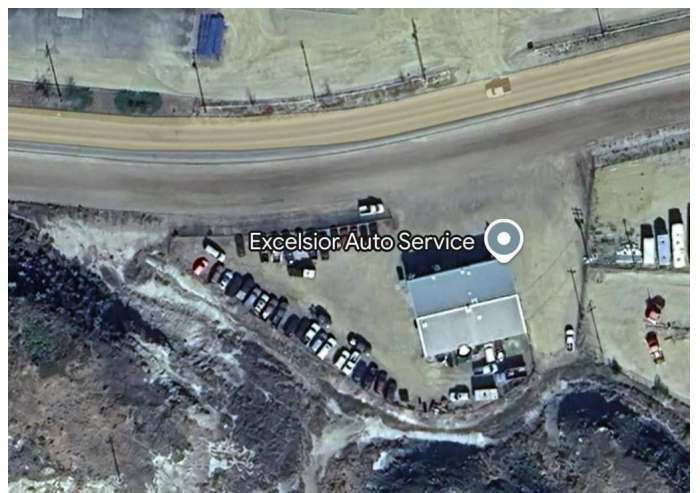
Built in 1000

## Essential Information

MLS® #	A2189579
Price	\$527,000
Bathrooms	0.00
Acres	0.84
Year Built	1000
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	801 S Railway Avenue
Subdivision	Downtown Drumheller
City	Drumheller
County	Drumheller
Province	Alberta



Postal Code            T0J 0Y6

**Additional Information**

Date Listed            February 17th, 2025  
Days on Market        150  
Zoning                  ED

**Listing Details**

Listing Office           Century 21 Masters

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