

# \$199,900 - 32 2 Avenue S, Drumheller

MLS® #A2219581

**\$199,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.34 Acres

Rosedale, Drumheller, Alberta

Rosedale Grocery Store with small restaurant, diner and kitchen for sale. This listing includes the Building only.Â Â Business chattels & Inventory can be sold at Cost.Â Â The business is not for sale and financials cannot be provided. Roof: Redone in 2010. Two Titles PLAN: 4676CH BL:4 LT: 34-36 (32-33 where the trailer was) Tax (2024): \$3,012.19 (\$251.02 per month) Parcel Size: 8993 sq. ft. (& 5996 sq. ft.) 40x 50 = 2000 sq ft Zoning: NCD.

Built in 1998

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2219581   |
| Price      | \$199,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.34       |
| Year Built | 1998       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |               |
|-------------|---------------|
| Address     | 32 2 Avenue S |
| Subdivision | Rosedale      |
| City        | Drumheller    |
| County      | Drumheller    |
| Province    | Alberta       |
| Postal Code | T0J 2V0       |



**Amenities**

Parking Spaces      10

**Interior**

Heating                      See Remarks

**Exterior**

Lot Description      Level, Near Shopping Center, See Remarks, Street Lighting, Views

**Additional Information**

Date Listed              May 12th, 2025

Days on Market      94

Zoning                      NCD

**Listing Details**

Listing Office              Century 21 Masters

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