



32 2 Avenue S Drumheller, Alberta

MLS # A2219581



\$199,900

Division: Rosedale

Type: Retail

Bus. Type:

Sale/Lease: For Sale

Bldg. Name: N/A

Bus. Name:

Size: 2,000 sq.ft.

Zoning: NCD

Addl. Cost:

Heating: Addl. Cost: See Remarks Floors: **Based on Year:** Roof: **Utilities: Exterior:** Parking: Water: Lot Size: 0.34 Acre **Public** Sewer: Lot Feat: Level, Near Shopping Center, See Remarks, Street Light

Inclusions: None

Rosedale Grocery Store with small restaurant, diner and kitchen for sale. This listing includes the Building only. Business chattels & Inventory can be sold at Cost. 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.