

**500, 650 South Railway Avenue  
Drumheller, Alberta**

**MLS # A2234301**



**\$2,500,000**

**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,329 sq.ft.

**Zoning:** C4

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Commercial Building Systems

We are pleased to present the opportunity for an investor to acquire a Commercial Retail Building located at 500, 650 South Railway Avenue in Drumheller, Alberta. Offered at an attractive 6.00% CAP rate. The offering consists of one freestanding building that is operating as a Mark's Work Wearhouse. The tenant is operating on a long-term, carefree NNN lease providing a stable cash-flow investment. Commercial Retail Building located in a busy shopping area with other national businesses such as Canadian Tire, A&W, ATB, Boston Pizza, McDonalds, Edo Japan, and Quesada. Drumheller is nestled in the heart of Alberta's Canadian Badlands, about 110km northeast of Calgary. It's famously known as the Dinosaur Capital of the World - and it wears that title proudly, supporting a trade area of approximately 40,000 residents. The local economy features diverse industries including oilfield and agribusiness, enhanced by the surrounding hoodoos, canyons, and fossil-rich terrain that drive tourism and reinforce the area's retail sector. PLEASE RESPECT TENANTS PRIVACY