

**95 3 Avenue E
Drumheller, Alberta****MLS # A2264287****\$11 per sq.ft.****Division:** Downtown Drumheller**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 3,098 sq.ft.**Zoning:** DT**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.50 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** None

Downtown Drumheller commercial building for lease offering three bays for rent. One is currently leased. DT zoning ideal for a variety of business needs. Building has been Recently updated with a new roof, new front door & windows and each bay has a new rooftop HVAC unit (heating, ventilation and air conditioning), the building ensures energy efficiency and a comfortable environment for tenants. There are common washrooms in the building for tenants to use. The remaining Spaces available are 1150 Sq ft and 1948 sq ft. The basic rent is \$11 / sq ft (escalating on long term lease) + power and the additional NNN rent is \$7 / sq ft (common power, common gas, water, Taxes, insurance & common area costs). The two bays can be combined to make 3,098 sq ft. 3rd Ave is a Prime location for high visibility and accessibility, suited for retail, office, salon, restaurant or other commercial uses. See Drumheller land use bylaws for full list of permitted uses. Building will be fully renovated and ready for occupancy in approx March 2026 (or sooner if required). Base building includes drywall and paint, LED lighting, polished concrete floor, sprinkler heads, and more.