

801 S Railway Avenue  
Drumheller, Alberta

MLS # A2189579



\$527,000

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.84 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	None		

Division:	Downtown Drumheller
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,800 sq.ft.
Zoning:	ED

Dimensions 80x60=4,800 sq ft. Three offices and large reception on the main floor, Two washrooms, 400 amp&nbsp;&nbsp;&nbsp;3 phase power, 3 overhead heaters, 10 overhead industrial lights, In-floor sump. One large area and&nbsp;&nbsp;&nbsp;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.