



**32 2 Avenue S**  
**Drumheller, Alberta**

**MLS # A2219581**

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