



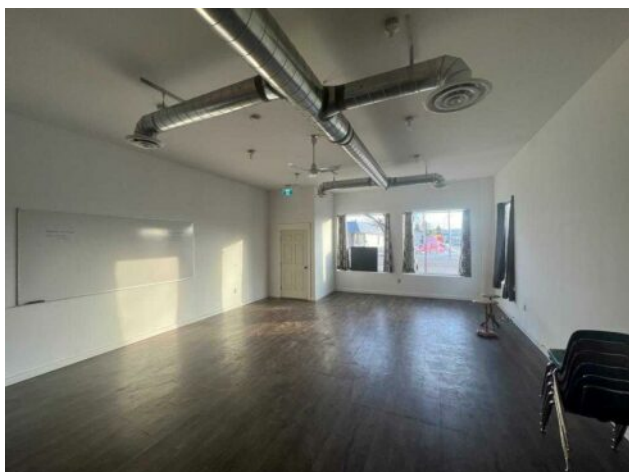
GRASSROOTS
REALTY GROUP

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**120A 3 Avenue E
Drumheller, Alberta**

MLS # A2259716



\$1,090

Division: Downtown Drumheller

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,000 sq.ft.

Zoning: DT

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.14 Acre

Sewer: -

Lot Feat: -

Inclusions: None

End unit for lease 1,000 sq ft Basement is unfinished. NEW ROOF. Zoned DT for multiple uses. Rent is \$1090 x 12 = \$13,080 escalating + power, gas, water and insurance. Tax is \$164.69 per month = 1976.31/year. Excellent location in downtown Drumheller. Occupancy starting on November 1, 2025.