



**333 2 Street E
Drumheller, Alberta**

MLS # A2263230



\$899,900

| | | | |
|------------------|-------------------------|---------------|-------------------|
| Division: | Downtown Drumheller | | |
| Type: | Commercial/Multi Family | | |
| Style: | - | | |
| Size: | 7,228 sq.ft. | Age: | 1940 (86 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | - | | |

Heating: Forced Air

Floors: -

Roof: Asphalt Shingle

Basement: -

Exterior: Mixed, Vinyl Siding, Wood Frame

Foundation: -

Features: -

Bldg Name: Sage Manor

Water: -

Sewer: -

LLD: -

Zoning: DT

Utilities: -

Inclusions: Dishwasher (5), Washer (5), Dryer (5), Refrigerator (5), Stove (5), Air Conditioner (5)

Situated in the heart of Drumheller's revitalized historic downtown, this charming multi-family building blends character with modern updates, making it a prime investment opportunity. Spanning 5,225 square feet (total), the property includes five self-contained legal suites, ranging from one to three bedrooms, with some offering ensuite bathrooms for added convenience. Extensive renovations include upgraded electrical systems, windows, appliances, air conditioning units (5), furnaces, and a new roof, ensuring peace of mind for both owner and tenants. Each unit is thoughtfully designed with off-street parking, in-suite laundry, and secure storage, enhancing tenant convenience. With Drumheller's growing demand for long-term rentals, driven by local industries like agriculture and tourism, this property presents a stable and attractive investment. The town's affordable real estate market, especially compared to larger cities, adds to its appeal for investors looking to expand or establish a profitable rental portfolio. Don't miss the opportunity to invest in this thriving community with high potential for strong returns.