



GRASSROOTS
REALTY GROUP

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**208 Railway Avenue E
Drumheller, Alberta**

MLS # A2277020



\$340,000

Division: Downtown Drumheller

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,317 sq.ft.

Zoning: ND

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.35 Acre

Sewer: -

Lot Feat: -

Inclusions: None

Investment property for Sale. Pawn Store Tenant pays Rent \$2200 per month NNN This means that they pay the power Direct Billed + gas Direct Billed + water Direct Billed + Taxes \$5246 / 12 =\$437.17 per month +insurance. Est. \$2000 / 12 =\$166.67 +snow removal, garbage and landscaping. \$26,400 of net income = 7.7% cap rate NNN. 13+ parking stalls in the front & 5 in the rear. LOT SIZE 15339.0 SQ FT. Zoning ND (Neighbourhood District).