



**GRASSROOTS**  
REALTY GROUP

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**200 Railway Avenue E  
Drumheller, Alberta**

**MLS # A2291681**



**\$225,000**

**Division:** Downtown Drumheller

**Lot Size:** 0.20 Acre

**Lot Feat:** Corner Lot

**By Town:** -

**LLD:** -

**Zoning:** DT

**Water:** -

**Sewer:** -

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line, Sewer, Water

Located in Downtown Drumheller with excellent street visibility. This corner parcel features 3 lots being sold together for a total of 8834Sq Ft (Approx 76x116 feet) All utilities at the lot line. With DT Zoning bring your imagination to the Town for permitting. Whether you are looking to take advantage of Drumheller's Tourism or looking for year round success. The General Intent of DT Zoning is To support an active, thriving, mixed-use downtown with high quality public spaces, successful businesses, pedestrian connectivity, and street-level activity. Development is characterized by a larger scale of mixed-use buildings than is possible elsewhere in the Valley. New development enables a diverse streetscape with a strong relationship between buildings and the street. Residential development consists primarily of buildings with multiple dwelling units, and in many cases, ground floor commercial uses