



**GRASSROOTS**  
REALTY GROUP

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**Bay 2, 560 Premier Road  
Drumheller, Alberta**

**MLS # A2053665**



**\$11 per sq.ft.**

**Division:** Hygrade Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,300 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

FOR LEASE: Only 1 bay left BAY 2 - 1300 sq ft (or 2600 sq ft available Spring 2025). Outfitted with all of the `extras`. This bay has electric overhead doors, office area, nice washroom, vinyl tile flooring, blinds, Forced Air Heating and Air Conditioning in the Offices, plus Radiant Heating in the Shop Area. There are hookups for Washing Machine and Dryer, Pressure Washer, High Speed Internet, etc. Located across from Adam's Saw and Sales in the Hygrade Land Size: Shared use of approx 1 acres. Sizes: Approx. 1300+/- sq. ft. Lease Term: 5 year Lease Price: \$11 per sq. ft. NNN Utilities: each bay individually metered \*\*\*\*\* Bay Doors: 14 ft wide x 18 ft high \*\*\*\*\*Land Size : 1 - 3 acres (288.97 x 133.67) \*\*\*\*\* Zoning: ED \*\*\*\*\* Rent 1300 x \$11 per sq ft \*\*\*\*\* Property Taxes (2024): \$197.40 per month \*\*\*\*\*Property Insurance \$64.56 \*\*\*\*\* Average Gas \$135.56 \*\*\*\*\*Average Power \$222.55 \*\*\*\*\* Average Water \$15.00 (proportionate share).