



GRASSROOTS
REALTY GROUP

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95 3 Avenue E
Drumheller, Alberta

MLS # A2101706



\$6 per sq.ft.

Division: Downtown Drumheller

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 15,687 sq.ft.

Zoning: DT

Heating: See Remarks

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.50 Acre

Lot Feat: -

Formerly home to Reptile World, located in Downtown Drumheller. Six lots in total. Building Size: 15,687 sq ft on the main floor plus a full basement. Building has been updated with a new roof in the last two years and a new HVAC unit on the roof. Thx! Tax Roll 01029305 | Legal PLAN: 3099AD BLOCK: 18 LOT: 4-10 | Linc 0017649328 Lot 4 | Linc 0017649336 Lot 5 | Linc 0017649344 Lot 6-10 | LOT SIZE: 120 x 182 = 21840 sq ft | Zoning: DT | Minimum Rental Size is 8,000 sq ft | Rent for the entire Building is \$6 per sq ft | Rent under 10,000 sq ft: \$10 per sq ft plus NNN | Rent for over 10,000 sq ft : \$6 per sq ft plus NNN. Tax 2023: \$414.18 per month or \$4,970 annually.