



GRASSROOTS
REALTY GROUP

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**32 2 Avenue S
Drumheller, Alberta**

MLS # A2119418



\$235,000

Division: Rosedale

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: N/A

Bus. Name: -

Size: 2,000 sq.ft.

Zoning: NCD

Heating: See Remarks

Floors: -

Roof: -

Exterior: -

Water: Public

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.34 Acre

Lot Feat: Near Shopping Center, Level, Street Lighting, See Remarks

Rosedale Grocery Store with small restaurant / diner / kitchen for sale. Title Number: 221 092 827 Asking Price: \$235,000
Tax Roll Number: 16036600 (16036402) LINC: 0017801721 (0017801721) Street Address: 32 (&38) 2 AVENUE SOUTH
Drumheller (Rosedale), Alberta T0J2V0 Two Titles PLAN: 4676CH BL:4 LT: 34-36 (32-33 where the trailer was) Tax (2023): \$2,795.73
(\$232.98 per month) M:4 RNG:19 TWN: 28 SEC: 29 QTR: SE Parcel Size: 8993 sq. ft. (& 5996 sq. ft.) 40x 50 = 2000 sq ft Zoning: NCD
Roof: Redone in 2010 This listing includes the Building only. Business chattels & Inventory can be sold at
Cost. The business is not for sale and financials cannot be provided. Asking Price:\$235,000.