



GRASSROOTS
REALTY GROUP

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**67-71 Bridge Street
Drumheller, Alberta**

MLS # A2164373



\$660,000

Division: Downtown Drumheller

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,880 sq.ft.

Zoning: CB

Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional commercial property, located in the heart of Drumheller, offers a lucrative investment opportunity. A generous 11,880 sqft of commercial space, providing ample room for various business ventures. Independent parking lot with 18 designated spaces, ensuring convenience for both clients and employees. Currently generating an annual rental income of \$36,000, a testament to its value as a sound investment. Property tax and equipment & facility maintenance are the responsibility of the tenant. Strategically situated for optimal visibility and accessibility, attracting foot traffic and potential customers. Commercial Zoning providing flexibility for different business types. 1.5 hours drive to Calgary.