



GRASSROOTS
REALTY GROUP

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**208 Railway Avenue E
Drumheller, Alberta**

MLS # A2168620



\$340,000

Division: Downtown Drumheller

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,317 sq.ft.

Zoning: ND

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.35 Acre

Sewer: -

Lot Feat: -

Inclusions: None

Former 7-Eleven site, which is now vacant. For sale or lease \$2200 a month NNN (+ power, gas, water, Taxes, insurance & common area costs). 13+ parking stalls in the front & 5 in the rear. Roll Number: 01013804. Property ID: 0030672604. PLAN 2089BN BLOCK 11 LOTS 23 TO 27 INCLUSIVE EXCEPTING THEREOUT: THAT PORTION OF LOT 27 WHICH LIES NORTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE WEST BOUNDARY OF SAID LOT, 15 FEET SOUTHERLY THEREON FROM THE NORTHWEST CORNER THEREOF TO A POINT ON THE EAST BOUNDARY OF SAID LOT, 7 FEET SOUTHERLY THEREON FROM THE NORTHEAST CORNER THEREOF EXCEPTING THEREOUT ALL MINES AND MINERALS. LOT SIZE 15339.0 SQ FT. Zoning ND (Neighbourhood District).