



**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

Investment property for Sale. Pawn Store Tenant pays Rent \$2200 per month NNN This means that they pay the power Direct Billed + gas Direct Billed + water Direct Billed + Taxes \$5246 / 12 = \$437.17 per month + insurance. Est. \$2000 / 12 = \$166.67 + snow removal, garbage and landscaping. \$26,400 of net income = 7.7% cap rate NNN. 13+ parking stalls in the front & 5 in the rear. LOT SIZE 15339.0 SQ FT. Zoning ND (Neighbourhood District).