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801 S Railway Avenue Drumheller, Alberta

MLS # A2189579



\$527,000

Lot Feat:

Downtown Drumheller

Division:

Type: Industrial **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 4,800 sq.ft. Zoning: ED Addl. Cost: **Based on Year: Utilities:** Parking: Lot Size: 0.84 Acre

Inclusions: None

Heating: Floors:

Roof:

Exterior:

Water:

Sewer:

Dimensions 80x60=4,800 sq ft. Three offices and large reception on the main floor, Two washrooms, 400 amp 3 phase power, 3 overhead heaters, 10 overhead industrial lights, In-floor sump. One large area and staff room on mezzanine. Air conditioned offices. LOT SIZE: 275.29 wide. Parcel Size: 0.840 acres. Zoning: ED (Employment District). There is a 2 year lease ending July 2027. Annual rent of \$62,400 including taxes and insurance equals approx 10.4% cap rate.