



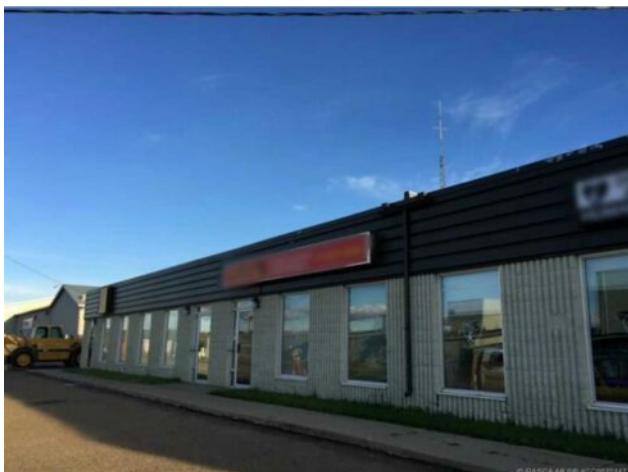
**GRASSROOTS**  
REALTY GROUP

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**1121D & 1131C South Railway Avenue  
Drumheller, Alberta**

**MLS # A2196430**



**\$2,400 per month**

**Division:** Downtown Drumheller

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,300 sq.ft.

**Zoning:** ED

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.77 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Two Adjacent Units for lease - approx 1650 SQ FT each bay or rent both bays 3300 sq ft. Rent per unit is \$1200, both units for \$2400, plus utilities (power gas water, and GST) Tax is \$828 (2024) per unit. The lease rate will escalate over the term. One overhead door x 2 mandooors (North side and South Side). Zoning: ED (EMPLOYMENT DISTRICT) Please refer to Drumheller's Land Use Bylaws for more details.