



**GRASSROOTS**  
REALTY GROUP

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**1606 North Dinosaur Trail  
Drumheller, Alberta**

**MLS # A2205910**



**\$439,900**

**Division:** Midland  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,889 sq.ft.  
**Zoning:** ND

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** Wood Siding

**Water:** -

**Sewer:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Inclusions:** Tables, Chairs, Stools, Projector and screen, BBQ, Beds and Dressers

Own a piece of the Drumheller Valley's History ! The famous Long Branch Saloon has been running since 1927. Sometime in the 1940's they rolled it up the road from its former site by the Coal Mine. It's been home to Pool, shuffleboard and dart tournaments, live music, Jams, Bands with great acoustics through the Long building , Biker pit stops, and a stop after golf for drinks at the 19th hole. This would be an ideal co operative run venture with lots of room for everyone, or a Family run business live/work onsite. Upstairs has waited a long time to be restored back to a 6 room boutique Hotel with owners suite. With a 115 indoor seating capacity and 40 outdoor with loads of parking, and room to build. Please Note this is a Building and Land Sale only, No Business. Bring your ideas for ND Zoning. Located on The Tourist Corridor Between the World's Largest Dinosaur and The Royal Tyrell Museum.

Neighbourhood District Zoning: General Intent To enable primarily ground-oriented residential development with an emphasis on diverse, walkable neighbourhoods with varying built forms and housing typologies. To achieve complete communities, as envisioned in the Municipal Development Plan, select non-residential uses such as small-scale Restaurants/Café's, Offices, Home Occupations, Education, and personal services are allowed. Development shall be predominantly residential and may have a wide range of building types: single detached, duplex, rowhouses, and secondary suites. All development, regardless of use, shall have a built form that is consistent with surrounding residential properties.