



**GRASSROOTS**  
REALTY GROUP

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**5235 Highway 10  
Drumheller, Alberta**

**MLS # A2211333**



**\$625,000**

**Division:** Highway 10 Commercial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,800 sq.ft.

**Zoning:** CSD

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 8.79 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Industrial Warehouse on Drumheller's prime land backing onto the famous hoodoos and Red Deer River. Building is 40 x 70 ft = 2800 sq ft. Lot Size: 8.790 Acres, Zoned Countryside District (CSD) allowing low density residential development and commercial uses in rural areas (See Drumheller Land Use Bylaws 3.8 for more information).