

780-832-5880

cord@gpremax.com

## 120A 3 Avenue E Drumheller, Alberta

Heating: Floors:

Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

None

MLS # A2259716



\$1,090

Downtown Drumheller

Retail

Division:

**Bus. Type:** 

Type:

Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 1,000 sq.ft.

Zoning: DT

Addl. Cost: 
Based on Year: 
Utilities: 
Parking: 
Lot Size: 0.14 Acre

Lot Feat: -

End unit for lease 1,000 sq ft Basement is unfinished. NEW ROOF. Zoned DT for multiple uses. Rent is \$1090 x 12 = \$13,080 escalating + power, gas, water and insurance. Tax is \$164.69 per month = 1976.31/year. Excellent location in downtown Drumheller. Occupancy starting on November 1, 2025.