

120A 3 Avenue E  
Drumheller, Alberta

MLS # A2259716

**\$1,090**

**Division:** Downtown Drumheller

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,000 sq.ft.

**Zoning:** DT



**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.14 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

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.