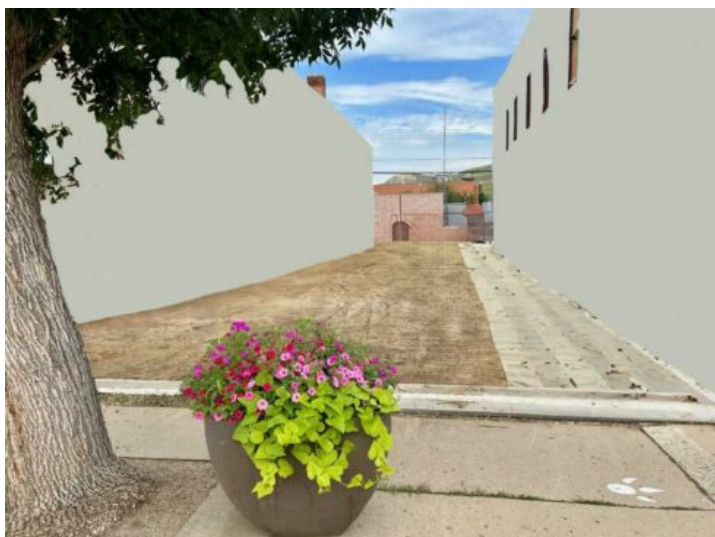


30 3 Avenue East  
Drumheller, Alberta

MLS # A2280547



## \$119,000

**Division:** Downtown Drumheller

**Lot Size:** 0.07 Acre

**Lot Feat:** Back Lane, Cleared, Near Shopping Center, Rectangular Lot, Standard S

**By Town:** -

**LLD:** -

**Zoning:** DT

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** Electricity, Natural Gas, Sewer, Water

An exceptional development opportunity awaits in the heart of downtown Drumheller. This fully prepared lot offers a head start that's hard to beat—the previous building has been removed, the site professionally cleaned, and both engineering and architectural plans are already complete. Even better, the insulated concrete form (ICF) foundation and backfill are in place, giving you a solid foundation to build on immediately. Whether you envision a vibrant main-floor retail space with one or two stylish apartments above, or you're dreaming bigger with a full downtown residential building, the possibilities here are wide open. All essential services—sewer, water, natural gas, and power—are ready for your project, making the transition from planning to construction seamless. With plans available for your convenience and the groundwork already done, this property invites you to bring your creativity, imagination, and ambition to life. It's a rare chance to shape a revenue-generating space in a prime location, and you could be building your dream investment sooner than you think.