

# \$660,000 - 67-71 Bridge Street, Drumheller

MLS® #A2164373

**\$660,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Drumheller, Drumheller, Alberta

Exceptional commercial property, located in the heart of Drumheller, offers a lucrative investment opportunity. A generous 11,880 sqft of commercial space, providing ample room for various business ventures.

Independent parking lot with 18 designated spaces, ensuring convenience for both clients and employees. Currently generating an annual rental income of \$36,000, a testament to its value as a sound investment. Property tax and equipment & facility maintenance are the responsibility of the tenant. Strategically situated for optimal visibility and accessibility, attracting foot traffic and potential customers. Commercial Zoning providing flexibility for different business types. 1.5 hours drive to Calgary

Built in 1960

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2164373   |
| Price      | \$660,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1960       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 67-71 Bridge Street |
| Subdivision | Downtown Drumheller |
| City        | Drumheller          |
| County      | Drumheller          |
| Province    | Alberta             |
| Postal Code | T0J 0Y0             |

### **Amenities**

|                |    |
|----------------|----|
| Parking Spaces | 18 |
|----------------|----|

### **Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### **Exterior**

|              |                 |
|--------------|-----------------|
| Roof         | Flat            |
| Construction | Concrete        |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2024 |
| Days on Market | 204                 |
| Zoning         | CB                  |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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