

\$2,400 - 1121d & 1131c South Railway Avenue, Drumheller

MLS® #A2196430

\$2,400

0 Bedroom, 0.00 Bathroom,
Commercial on 0.77 Acres

Downtown Drumheller, Drumheller, Alberta

Two Adjacent Units for lease - approx 1650 SQ FT each bay or rent both bays 3300 sq ft. Rent per unit is \$1200, both units for \$2400, plus utilities (power gas water, and GST) Tax is \$828 (2024) per unit. The lease rate will escalate over the term. One overhead door x 2 mandooors (North side and South Side). Zoning: ED (EMPLOYMENT DISTRICT) Please refer to Drumheller's Land Use Bylaws for more details.

Built in 1000

Essential Information

MLS® #	A2196430
Price	\$2,400
Bathrooms	0.00
Acres	0.77
Year Built	1000
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	1121d & 1131c South Railway Avenue
Subdivision	Downtown Drumheller
City	Drumheller
County	Drumheller
Province	Alberta



3.13 EMPLOYMENT DISTRICT

3.13.1 General Intent

To support a wide range of employment opportunities in areas that integrate industrial, institutional, commercial, and recreational **uses** that require larger **parcels**.

3.13.2 Uses

Use Category	Permitted Uses	Discretionary Uses
(1) Lodging		Hotel/Motel Work Camp [Bylaw #16.22]
(2) Commercial	Artist Studio Drinking Establishment Entertainment Facility Kenel Restaurant/Café Retail & Service – General Retail & Service - Heavy Office	Adult Entertainment Car Wash [Bylaw #16.22] Drive Through Facility Gas Station Restricted Substance Retail Brewery/Distillery
(3) Industrial	Industrial - Light	Industrial – Heavy Industrial – Cannabis Production [Bylaw #16.22]
(4) Institutional	Culture Education Government Health Services Recreation – Intensive Recreation – Non-Intensive	After Life Care
(5) Agricultural	Agriculture – Intensive	
(6) Other Uses	Accessory Building or Structure The following sign forms when associated with an approved Lodging, Commercial, Industrial	Portable Sign Projecting Sign Solar Energy System Communication Structure

Postal Code T0J 0Y0

Additional Information

Date Listed March 11th, 2025

Days on Market 54

Zoning ED

Listing Details

Listing Office Century 21 Masters

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.