

\$2,500,000 - 500, 650 South Railway Avenue, Drumheller

MLS® #A2234301

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Drumheller, Alberta

We are pleased to present the opportunity for an investor to acquire a Commercial Retail Building located at 500, 650 South Railway Avenue in Drumheller, Alberta. Offered at an attractive 6.00% CAP rate. The offering consists of one freestanding building that is operating as a Mark's™ Work Wearhouse. The tenant is operating on a long-term, carefree NNN lease providing a stable cash-flow investment. Commercial Retail Building located in a busy shopping area with other national businesses such as Canadian Tire, A&W, ATB, Boston Pizza, McDonalds, Edo Japan, and Quesada. Drumheller is nestled in the heart of Alberta's™ Canadian Badlands, about 110km northeast of Calgary. It's™ famously known as the Dinosaur Capital of the World - and it wears that title proudly, supporting a trade area of approximately 40,000 residents. The local economy features diverse industries including oilfield and agribusiness, enhanced by the surrounding hoodoos, canyons, and fossil-rich terrain that drive tourism and reinforce the area's™ retail sector. PLEASE RESPECT TENANTS PRIVACY

Built in 2018

Essential Information

MLS® #	A2234301
Price	\$2,500,000



Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	500, 650 South Railway Avenue
Subdivision	NONE
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J0Y6

Additional Information

Date Listed	June 24th, 2025
Days on Market	130
Zoning	C4

Listing Details

Listing Office	HEARTLAND REAL ESTATE
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.