

\$575,000 - 601 7 Street E, Drumheller

MLS® #A2247539

\$575,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.43 Acres

Riverview Park, Drumheller, Alberta

Fantastic opportunity to acquire a rare commercial property with roughly 9,000 square feet of space over three floors in a one-of-a-kind Drumheller location. Occupying a corner lot in one of the town's most popular riverside residential areas, the property is two blocks from primary traffic routes, a short distance from the downtown district, and immediately across the street from Drumheller's two senior's lodges.

The location creates unparalleled direct access to the residential community and adjacent seniors population - ideal for medical or service related businesses. This is evidenced by the current long-term main floor tenant, an Alberta Government family and community services centre.

The tenanted area of the building has been renovated, however the seller delayed renovating the other floors to explore the opportunities that the large 18,600 sq.ft (0.43 acre) lot provides for building expansion or possible conversion to residential use. In addition to the commercial and expansion possibilities, Drumheller's acute residential shortage makes this location also ideal for rental apartments or condominium conversion - providing a myriad of options for a savvy investor.

Preliminary discussions with the town planning office has shown that there is ample underground capacity for both expansion or conversion, and the town expressed support



for discussing both expansion and conversion options.

The building itself has been well maintained, and is a walk-up with chair-lift access between floors which helps keep general operational costs down vs. an elevator.

With windows replaced 10 years ago, efficient forced air heating systems, upgraded electrical with 400amp service, ample parking, and a host of current and future usage options, this is a remarkable investment you don't want to miss!

Built in 1962

Essential Information

MLS® #	A2247539
Price	\$575,000
Bathrooms	0.00
Acres	0.43
Year Built	1962
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	601 7 Street E
Subdivision	Riverview Park
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J0Y5

Amenities

Parking Spaces	32
----------------	----

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Back Lane, Corner Lot, Low Maintenance Landscape, See Remarks
Roof	Flat Torch Membrane
Construction	Brick, Concrete, Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2025
Days on Market	87
Zoning	ND

Listing Details

Listing Office	CIR Realty
----------------	------------

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.