

# \$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
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### **Interior**

Heating	Forced Air, Natural Gas
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### **Exterior**

Roof	Flat
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 9th, 2024
Days on Market	223
Zoning	CB

### **Listing Details**

Listing Office	Grand Realty
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