

\$1,200 - 1121d & 1131c South Railway Avenue, Drumheller

MLS® #A2196429

\$1,200

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® # | A2196429 |
| Price | \$1,200 |
| 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 Kennel 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 132
Zoning ED

Listing Details

Listing Office Century 21 Masters

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