

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

Postal Code            T0J 0Y0

**Additional Information**

Date Listed            March 11th, 2025  
Days on Market        186  
Zoning                  ED

**Listing Details**

Listing Office           Century 21 Masters

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