

# \$340,000 - 208 Railway Avenue E, Drumheller

MLS® #A2168620

**\$340,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.35 Acres

Downtown Drumheller, Drumheller, Alberta

Investment property for Sale. Pawn Store  
Tenant pays Rent \$2200 per month NNN This means that they pay the power Direct Billed + gas Direct Billed + water Direct Billed + Taxes \$5246 / 12 = \$437.17 per month + insurance. Est. \$2000 / 12 = \$166.67 + snow removal, garbage and landscaping. \$26,400 of net income = 7.7% cap rate NNN. 13+ parking stalls in the front & 5 in the rear. LOT SIZE 15339.0 SQ FT. Zoning ND (Neighbourhood District).

Built in 1000

## Essential Information

MLS® #	A2168620
Price	\$340,000
Bathrooms	0.00
Acres	0.35
Year Built	1000
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	208 Railway Avenue E
Subdivision	Downtown Drumheller
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y4



**Additional Information**

Date Listed	September 27th, 2024
Days on Market	349
Zoning	ND

**Listing Details**

Listing Office	Century 21 Masters
----------------	--------------------

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.