

\$11 - 95 3 Avenue E, Drumheller

MLS® #A2264287

\$11

0 Bedroom, 0.00 Bathroom,
Commercial on 0.50 Acres

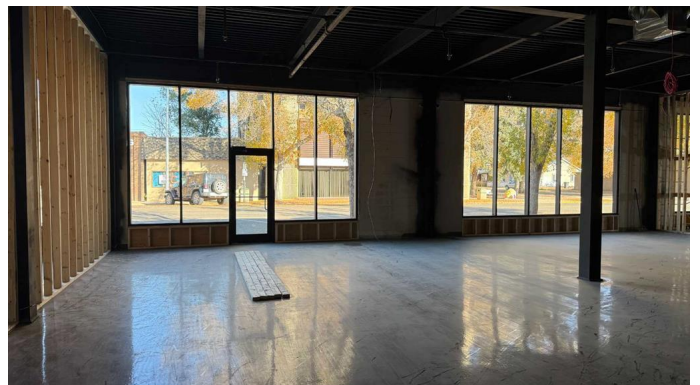
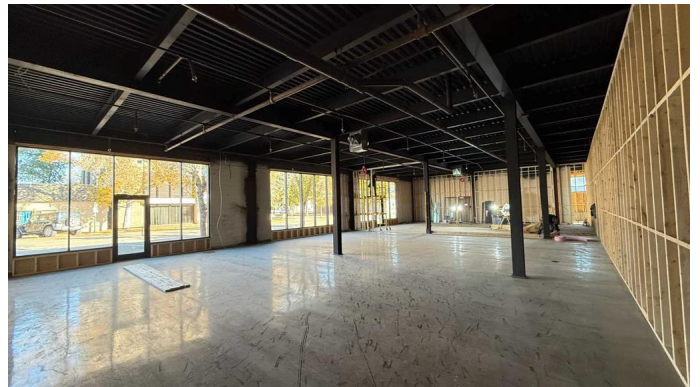
Downtown Drumheller, Drumheller, Alberta

Downtown Drumheller commercial building for lease offering three bays for rent. One is currently leased. DT zoning ideal for a variety of business needs. Building has been Recently updated with a new roof, new front door & windows and each bay has a new rooftop HVAC unit (heating, ventilation and air conditioning), the building ensures energy efficiency and a comfortable environment for tenants. There are common washrooms in the building for tenants to use. The remaining Spaces available are 1150 Sq ft and 1948 sq ft. The basic rent is \$11 / sq ft (escalating on long term lease) + power and the additional NNN rent is \$7 / sq ft (common power, common gas, water, Taxes, insurance & common area costs). The two bays can be combined to make 3,098 sq ft. 3rd Ave is a Prime location for high visibility and accessibility, suited for retail, office, salon, restaurant or other commercial uses. See Drumheller land use bylaws for full list of permitted uses. Building will be fully renovated and ready for occupancy in approx March 2026 (or sooner if required). Base building includes drywall and paint, LED lighting, polished concrete floor, sprinkler heads, and more.

Built in 1970

Essential Information

MLS® # A2264287



Price	\$11
Bathrooms	0.00
Acres	0.50
Year Built	1970
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	95 3 Avenue E
Subdivision	Downtown Drumheller
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y0

Additional Information

Date Listed	October 14th, 2025
Days on Market	26
Zoning	DT

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.