

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

Postal Code           T0J 0Y0

**Additional Information**

Date Listed           March 11th, 2025

Days on Market       166

Zoning                ED

**Listing Details**

Listing Office         Century 21 Masters

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