

# \$2,500,000 - 500, 650 South Railway Avenue, Drumheller

MLS® #A2234301

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Drumheller, Alberta

We are pleased to present the opportunity for an investor to acquire a Commercial Retail Building located at 500, 650 South Railway Avenue in Drumheller, Alberta. Offered at an attractive 6.00% CAP rate. The offering consists of one freestanding building that is operating as a Mark's™ Work Wearhouse. The tenant is operating on a long-term, carefree NNN lease providing a stable cash-flow investment. Commercial Retail Building located in a busy shopping area with other national businesses such as Canadian Tire, A&W, ATB, Boston Pizza, McDonalds, Edo Japan, and Quesada. Drumheller is nestled in the heart of Alberta's™ Canadian Badlands, about 110km northeast of Calgary. It's™ famously known as the Dinosaur Capital of the World - and it wears that title proudly, supporting a trade area of approximately 40,000 residents. The local economy features diverse industries including oilfield and agribusiness, enhanced by the surrounding hoodoos, canyons, and fossil-rich terrain that drive tourism and reinforce the area's™ retail sector. PLEASE RESPECT TENANTS PRIVACY

Built in 2018

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2234301    |
| Price  | \$2,500,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2018       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 500, 650 South Railway Avenue |
| Subdivision | NONE                          |
| City        | Drumheller                    |
| County      | Drumheller                    |
| Province    | Alberta                       |
| Postal Code | T0J0Y6                        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 106             |
| Zoning         | C4              |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | HEARTLAND REAL ESTATE |
|----------------|-----------------------|

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