

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

Postal Code           T0J 0Y0

**Additional Information**

Date Listed           March 11th, 2025  
Days on Market       157  
Zoning                ED

**Listing Details**

Listing Office        Century 21 Masters

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