

# \$11 - Bay 2, 560 Premier Road, Drumheller

MLS® #A2053665

**\$11**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

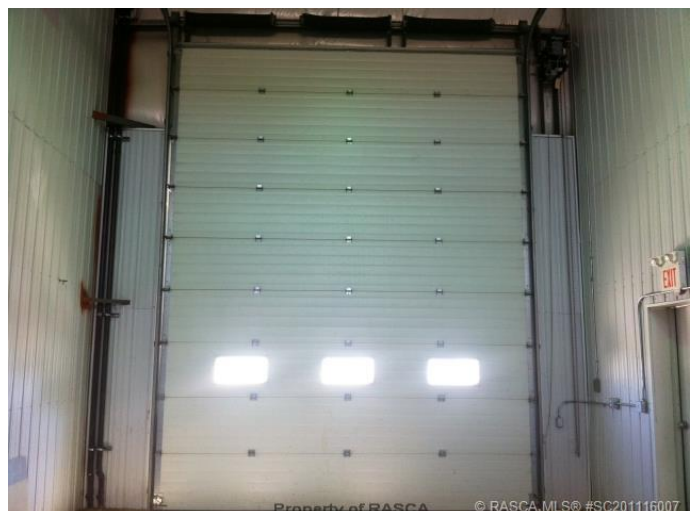
Hygrade Industrial, Drumheller, Alberta

FOR LEASE: Only 1 bay left BAY 2 - 1300 sq ft (or 2600 sq ft available Spring 2025). Outfitted with all of the `extras`. This bay has electric overhead doors, office area, nice washroom, vinyl tile flooring, blinds, Forced Air Heating and Air Conditioning in the Offices, plus Radiant Heating in the Shop Area. There are hookups for Washing Machine and Dryer, Pressure Washer, High Speed Internet, etc. Located across from Adamâ€™s Saw and Sales in the Hygrade Land Size: Shared use of approx 1 acres. Sizes: Approx. 1300+/- sq. ft. Lease Term: 5 year Lease Price: \$11 per sq. ft. NNN Utilities: each bay individually metered \*\*\*\*\* Bay Doors: 14 ft wide x 18 ft high \*\*\*\*\*Land Size : 1 - 3 acres (288.97 x 133.67) \*\*\*\*\* Zoning: ED \*\*\*\*\* Rent 1300 x \$11 per sq ft \*\*\*\*\* Property Taxes (2024): \$197.40 per month \*\*\*\*\*Property Insurance \$64.56 \*\*\*\*\* Average Gas \$135.56 \*\*\*\*\*Average Power \$222.55 \*\*\*\*\* Average Water \$15.00 (proportionate share).

Built in 2006

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2053665   |
| Price      | \$11       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2006       |
| Type       | Commercial |



|          |            |
|----------|------------|
| Sub-Type | Industrial |
| Status   | Active     |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | Bay 2, 560 Premier Road |
| Subdivision | Hygrade Industrial      |
| City        | Drumheller              |
| County      | Drumheller              |
| Province    | Alberta                 |
| Postal Code | T0J 0Y6                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2023 |
| Days on Market | 667            |

### **Listing Details**

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

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