

# \$119,900 - 30 3 Avenue W, Drumheller

MLS® #A2188078

**\$119,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

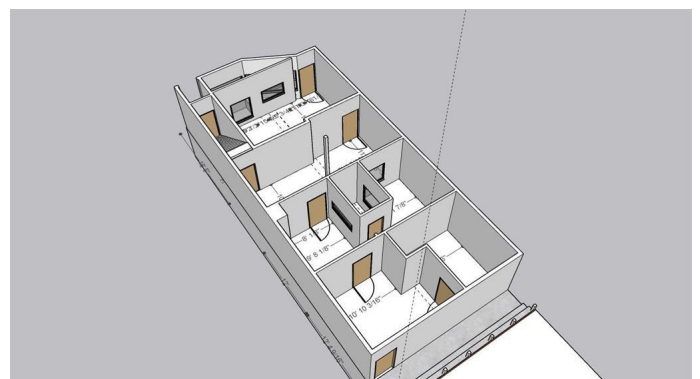
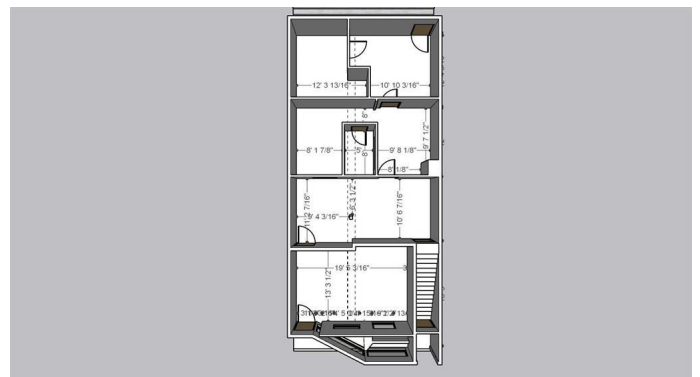
Downtown Retail, Drumheller, Alberta

â€œLand Value Onlyâ€• Great opportunity for a complete renovation or rebuilt of this incredible site in historic downtown Drumheller! This charming 1912 storefront is brimming with potential. This perfect location with great visibility on a very walkable street with numerous other successful retail and dining businesses and of course a dinosaur statue entices customers to wander along this street. Excellent accessibility with ample street parking, plus rear alley access. The main floor has loads of room and is ready for your creativity. A separate entrance to the upper level would make an ideal office space or even a future live/work area. C-B zoning allows for a wide range of business opportunities. The town of Drumheller has a bustling tourist industry thanks to the gorgeous scenery, rich history, the world-renowned Royal Tyrrell Museum, the climbable â€œWorldâ€™s Largest Dinosaurâ€• and amazing hiking trails. Visitors often take a stroll through downtown to take in the historic buildings, boutique shops and delicious dining options. \*\*\*Please note structure repair or demolition need to start by August 8, 2025 as required by Town of Drumheller\*\*\*

Built in 1912

## Essential Information

MLS® #	A2188078
Price	\$119,900



Bathrooms	0.00
Acres	0.07
Year Built	1912
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	30 3 Avenue W
Subdivision	Downtown Retail
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y0

### Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available
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### Interior

Heating	Forced Air, Natural Gas
Cooling	None

### Exterior

Roof	Rolled/Hot Mop
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	January 15th, 2025
Days on Market	92
Zoning	DT

### Listing Details

Listing Office	Top Producer Realty and Property Management
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