

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

Postal Code           T0J 0Y0

**Additional Information**

Date Listed           March 11th, 2025  
Days on Market       38  
Zoning                ED

**Listing Details**

Listing Office        Century 21 Masters

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.