

FORMER 7-11 BUILDING FOR SALE

208 Railway Avenue E Drumheller, AB T0J 0Y4



PROPERTY Information

Available Size: 2,317 SQ FT
Lot Size: 15,339.0 SQ FT.
Property Taxes: \$5,246.39 (2024)
Roll Number: 01013804
Zoning: ND (Neighbourhood District)
LINC#: 0030672604 (Plan 2089BN Blk: 11 Lot: 23-27)

Investment property for Sale. Pawn Store Tenant pays Rent \$2200 per month NNN This means that they pay the power Direct Billed + gas Direct Billed + water Direct Billed + Taxes $\$5246 / 12 = \437.17 per month +insurance. Est. $\$2000 / 12 = \166.67 +snow removal, garbage and landscaping. \$26,400 of net income = 7.7% cap rate NNN. 13+ parking stalls in the front & 5 in the rear. LOT SIZE 15339.0 SQ FT. Zoning ND (Neighbourhood District).

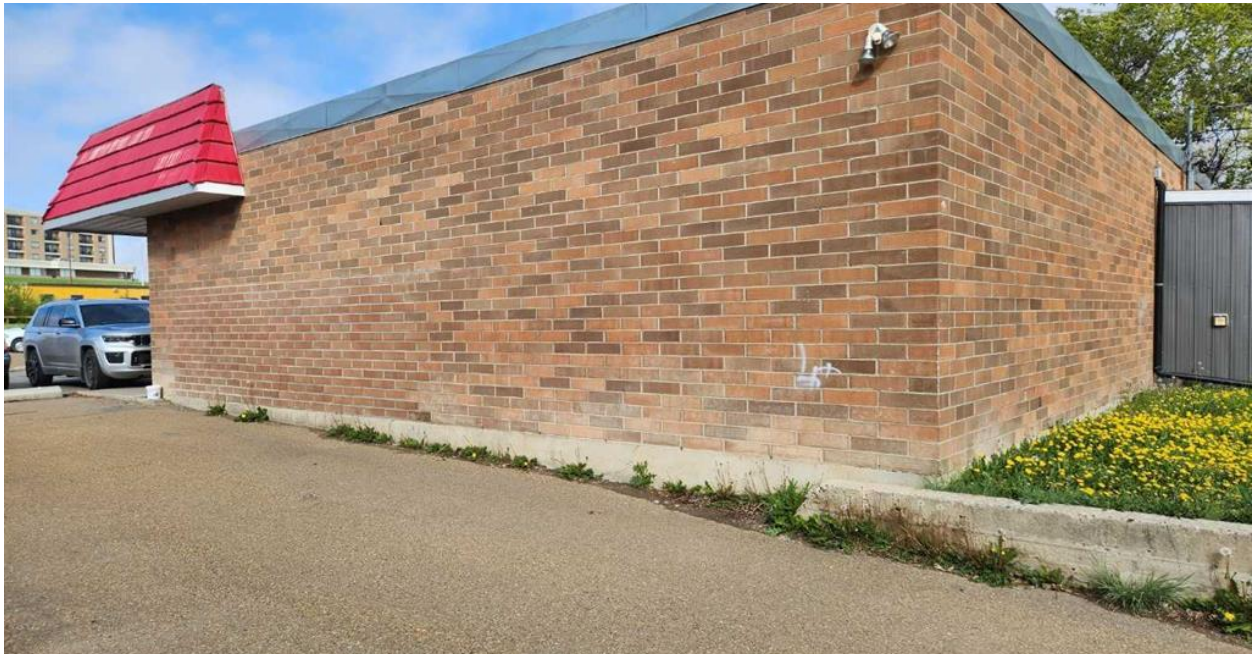
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CENTURY 21

PowerRealty.ca

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