

# PRIME COMMERCIAL BUILDING DRUMHELLER, AB



## OPPORTUNITY OVERVIEW:

- Prime location in primarily residential area
- 9,000 (+/-) sq.ft commercial building
- 18,800 (+/-) sq.ft (0.44 acre) parcel
- Alberta Government tenant on one floor
- Two additional tenantable floors
- Well-maintained walk-up building w/ lift
- High visibility corner with dual frontage
- Easy building for solid cash-flow / ROI
- Adjacent to two seniors lodging facilities
- Excellent location for medical offices
- Potential for conversion to residential
- Strong building expansion possibilities
- One block to the river & pathway system
- Quick access to Highways #9 and #56
- Two-minutes from downtown Drumheller
- Ample on-site powered parking stalls

Inquiries: Contact Joe Belland 403.923.2863

PROPERTY MAY ONLY BE ACCESSED VIA AGENT PRE-APPROVED BOOKINGS



# DESCRIPTION

## PRIME COMMERCIAL PROPERTY LOCATED IN AN IDEAL COMMUNITY SETTING ALLOWING FOR MULTIPLE USES AND LONG-TERM INVESTMENT OPTIONS.

**Fantastic opportunity** to acquire a rare commercial property with almost 9,000 square feet of space over three floors in a one-of-a-kind Drumheller location.

Occupying a corner lot in one of the town's most popular riverside residential areas, the property is two blocks from primary traffic routes, a short distance from the downtown district, and immediately across the street from Drumheller's two senior's lodges.

The location creates unparalleled direct access to the residential community and adjacent seniors population - ideal for medical or service related businesses. This is evidenced by the current long-term main floor tenant, an Alberta Government family and community services centre.

The tenanted area of the building has been renovated, however the seller delayed renovating the other floors to explore the opportunities that the large 18,800



sq.ft (0.43 acre) lot provides for building expansion or possible conversion to residential use.

In addition to the commercial and expansion possibilities, Drumheller's acute residential shortage makes this location also ideal for rental apartments or condominium conversion - providing a myriad of options for a savvy investor.



Preliminary discussions with the town planning office has shown that there is ample underground capacity for both expansion or conversion, and the town expressed support for discussing both expansion and conversion options.

The building itself has been well maintained, and the walk-up with lift access without elevators helps keep general operational costs down while increasing the net revenue.

With windows replaced 10 years ago, efficient forced air heating systems, upgraded electrical, ample parking, and a host of current and future usage options, this is a remarkable investment you don't want to miss!



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# LOCATION

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**ITS KEY LOCATION** allows a wide range of potential commercial uses, plus is ideal for expansion of the current building footprint with potential conversion to residential.



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## TOWN OF DRUMHELLER - OVERVIEW

Drumheller's central location, breathtaking landscape, state of the art community facilities and bustling tourism sector makes for a great place to invest and do business.

Located in the heart of the Canadian Badlands with thriving tourism and over 50 attractions within in a 100 square kilometre area, Drumheller is the biggest urban centre between Calgary and Saskatchewan and is a vital service hub for 40,000 plus Albertans.

Location, quality of life, extensive public infrastructure, a high quality industrial base, and over a million annual visitors make Drumheller a key location for strategic property investment.

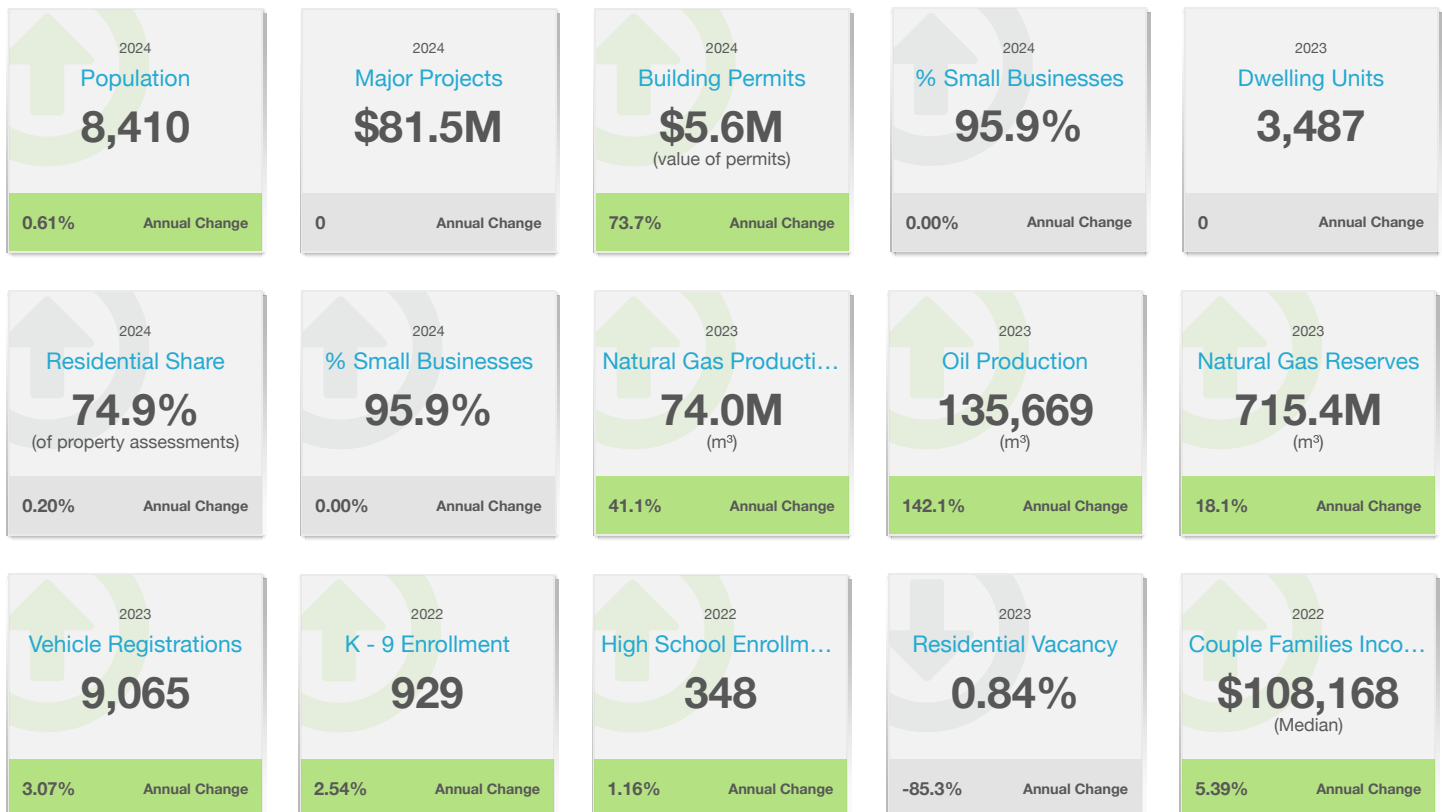
The local and regional economy of the area is fueled by its

booming tourism sector, vast agricultural industry, substantial federal and provincial service sector, and the continuing development of its large oil and gas interests.

While private industry and large Federal / Provincial facilities provide stable and well-paid employment, the unique terrain and surrounding badlands also make Drumheller a key film industry destination, which creates additional well-paid local and regional employment.

The region is rich in resources, with the West Drumheller Gas Field being the second largest natural gas field in Alberta, and which provides a reliable anchor for the energy industry and related employment sector in the region.

The Royal Tyrrell Museum in Drumheller is by far Alberta's most popular museum / attraction, which alone draws approximately 600,000 people to Drumheller annually.



**Drumheller's quality of life** is high with many larger city amenities but the pace and charm of a small town. Recreational facilities like the Aquaplex provides a large indoor swimming pool and water slides with an additional large outdoor pool, the Badlands Community Facility with its running track and fitness facilities and community meeting spaces, the Memorial Arena - another large indoor venue for hockey and various events.

For outdoor enthusiasts, there are ample trails, parks, rinks, baseball diamonds, plus Newcastle Beach, a splash park and an outdoor skateboard park - all in addition to the renowned badlands and hoodoos that surround the town.

The downtown area features shops, restaurants with patios, and the Downtown Plaza - which hosts events and activities throughout the year.

**Drumheller's population** growth is currently only held back by a lack of available housing inventory, with less available housing than Banff, and roughly equivalent to Canmore - two of the most desired locations in the province.

Drumheller's 0.84% vacancy (roughly 8 vacant homes per thousand), is far below that of major centres in the province, with Calgary having almost double the vacancy rate and Edmonton having almost 4 times vacancy rate.



**Health and related services** are incredibly well supported as well. The Drumheller Health Centre is a full service regional hospital with a 24/7 emergency department, community health campus, and regional cancer centre spread over an approximate 16 acre area. It provides service and support to the region, with its 133 beds making it the 8th largest hospital in Alberta outside of the province's two major metropolitan areas with even more capacity than the Alberta Children's hospital.

**The Drumheller Municipal Airport** operates 24/7 primarily for commercial and government flights. Although it is not currently set up for commercial passenger traffic, the 1km long runway is capable of handling business jets and small regional cargo and passenger jets like the Airbus A220.

**Drumheller is Alberta's largest town** by land area at 107.93 square km (41.67 sq miles) as a result of its amalgamation with the Municipal District of Badlands No. 7 on January 1, 1998, which formed the town's current boundaries. The amalgamation resulted in Drumheller absorbing six hamlets that were previously under the jurisdiction of the Municipal District of Badlands No. 7—Cambria, East Coulee, Lehigh, Nacmine, Rosedale and Wayne.[13] Drumheller also previously absorbed the hamlets of Bankview, Midlandvale (Midland), Newcastle and North Drumheller.

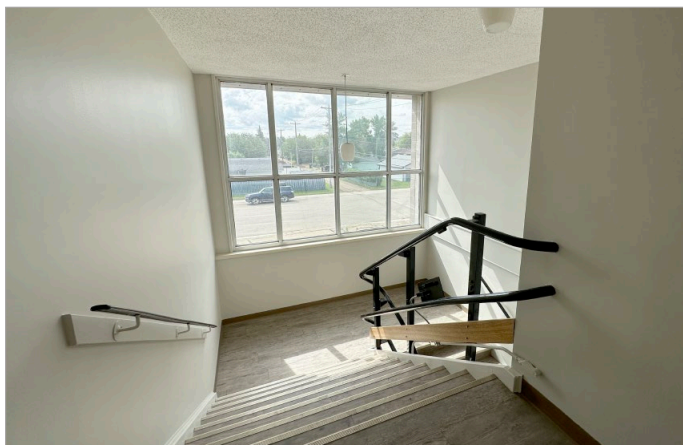
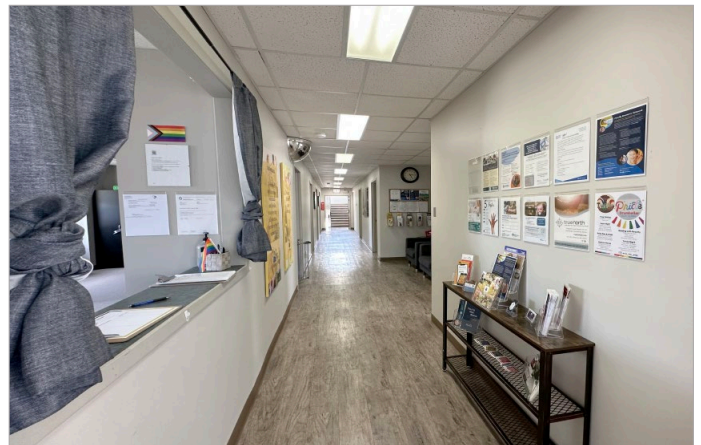
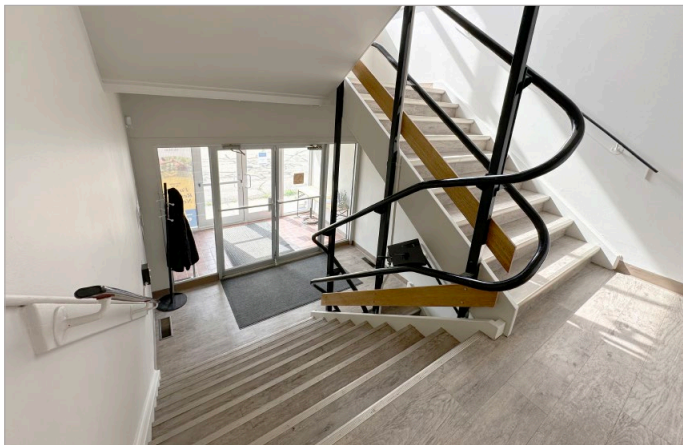




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# GALLERY 1

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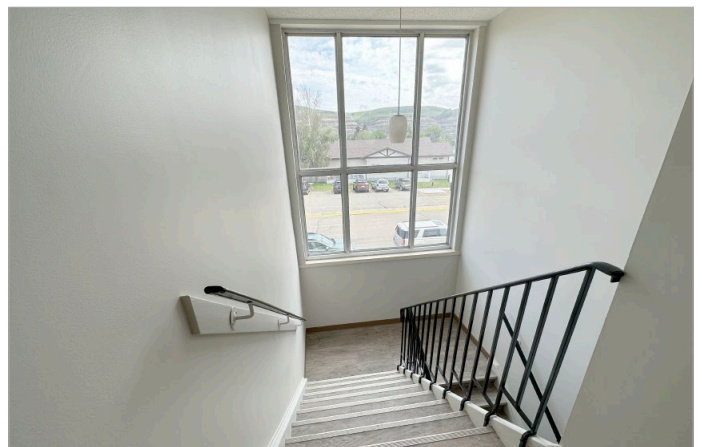
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# GALLERY 2

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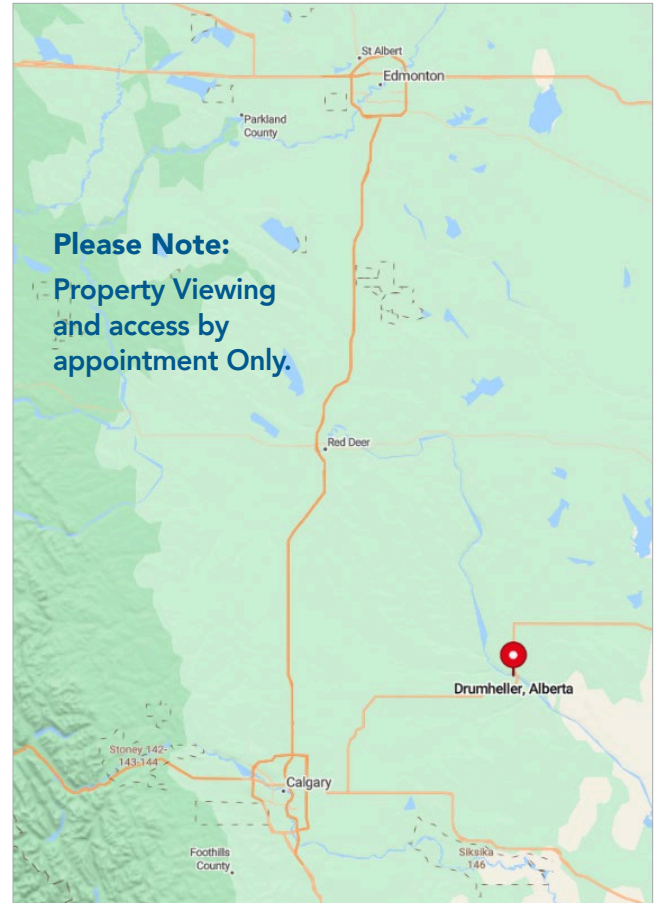
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