

# TWO BAYS IN COMMERCIAL BUILDING FOR LEASE

95 3 Avenue E Drumheller, AB T0J 0Y0



## PROPERTY Information

<b>Zoning:</b>	DT - Downtown (Core Commercial)
<b>Spaces Available:</b>	3,098 sq ft total (approx 25 ft x 70 ft) 1150 sq ft and 1948 sq ft
<b>Basic Rent:</b>	\$11 / sq ft (escalating on long term lease) + power and the additional NNN rent is \$7 / sq ft (common power, common gas, water, Taxes, insurance & common area costs)

Recently updated with a new roof, new front door & windows and each bay has a new rooftop HVAC unit (heating, ventilation and air conditioning), the building ensures energy efficiency and a comfortable environment for tenants. There are common washrooms in the building for tenants to use.

Prime location for high visibility and accessibility, suited for retail, office, salon, restaurant or other commercial uses. Building will be fully renovated and ready for occupancy in approx March 2026 (or sooner if required). Base building includes drywall and paint, LED lighting, polished concrete floor, sprinkler heads, and more.

**Bob Sheddy**  
REALTOR®  
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403-324-2222

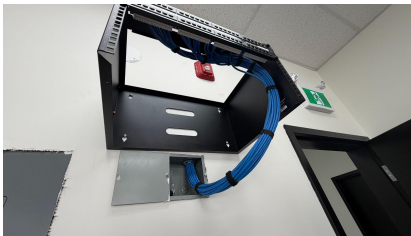
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COMMERCIAL



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