

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

MLS® #A2188078

**\$119,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

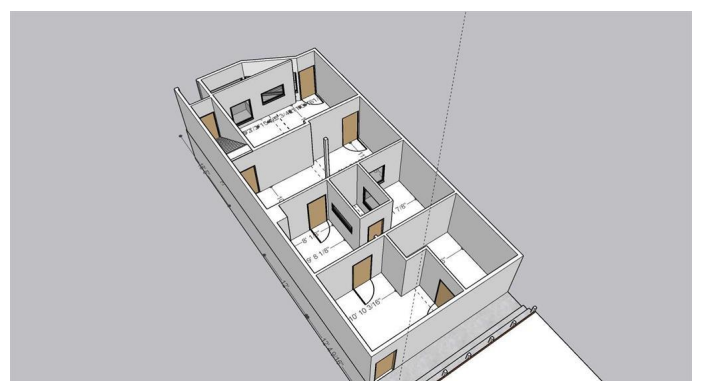
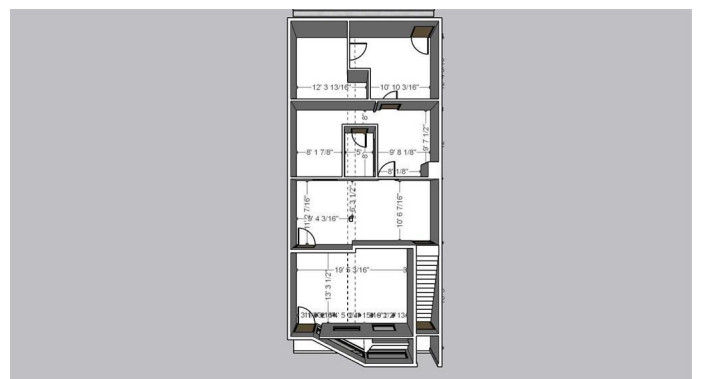
Downtown Retail, Drumheller, Alberta

“Land Value Only” • 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 “World’s Largest Dinosaur” 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 |
|-----------|---|

### **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 | 98                 |
| Zoning         | DT                 |

### **Listing Details**

|                |   |
|----------------|---|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---|

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