

FOR SALE

INVESTMENT OPPORTUNITY

96 RAILWAY AVENUE
DRUMHELLER, AB



PROPERTY HIGHLIGHTS

SHORT LEGAL DESCRIPTION:

Plan 3099AD, Block 18, Lots 23-26
(except corner cut-off)

BUILDING DESCRIPTION:

- Rentable Area: $\pm 6,280$ sq.ft.
(outside wall dimensions approx.
94'x69')
- Single storey, concrete block, roof
replaced in 2005

LOT DESCRIPTION:

- Land Size: $\pm 11,662$ sq.ft.
- Site Coverage: $\pm 53.9\%$
- Zoning: C-B (Central Commercial
District)
- Corner lot, paved parking area,
ample street parking, municipal
access lane bordering northern
property line.

FOR MORE INFORMATION PLEASE CONTACT:

GRANT SCHELL

T 403.701.4273

E gschell@schellbrothers.ca

MARK SCHELL

T 403.861.1143

E mschell@schellbrothers.ca



The information is intended for informational purpose only and should not be relied upon by recipients hereof. Schell Brothers Real Estate Corp. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Schell Brothers Real Estate Corp.

FOR SALE

96 RAILWAY AVENUE
DRUMHELLER, AB

INVESTMENT OPPORTUNITY



LEASE SUMMARY

TENANT: Canada Post Corporation, occupied premises since late 1960's.

RENT ROLL:

	ANNUAL NET RENT	ANNUAL NET RENT/SQ.FT.
01-Feb-17 31-Jan-20	\$81,640.52	\$13.00

*Plus Tenant's 5 Year Option to Renew at Market Rates

PRICE:

\$795,000

CAP RATE:

10.3%

FINANCING:

Clear title available.

Contact listing agent for a list of due diligence items available for qualified purchaser.

FOR MORE INFORMATION PLEASE CONTACT:

GRANT SCHELL

T 403.701.4273

E gschell@schellbrothers.ca

MARK SCHELL

T 403.861.1143

E mschell@schellbrothers.ca



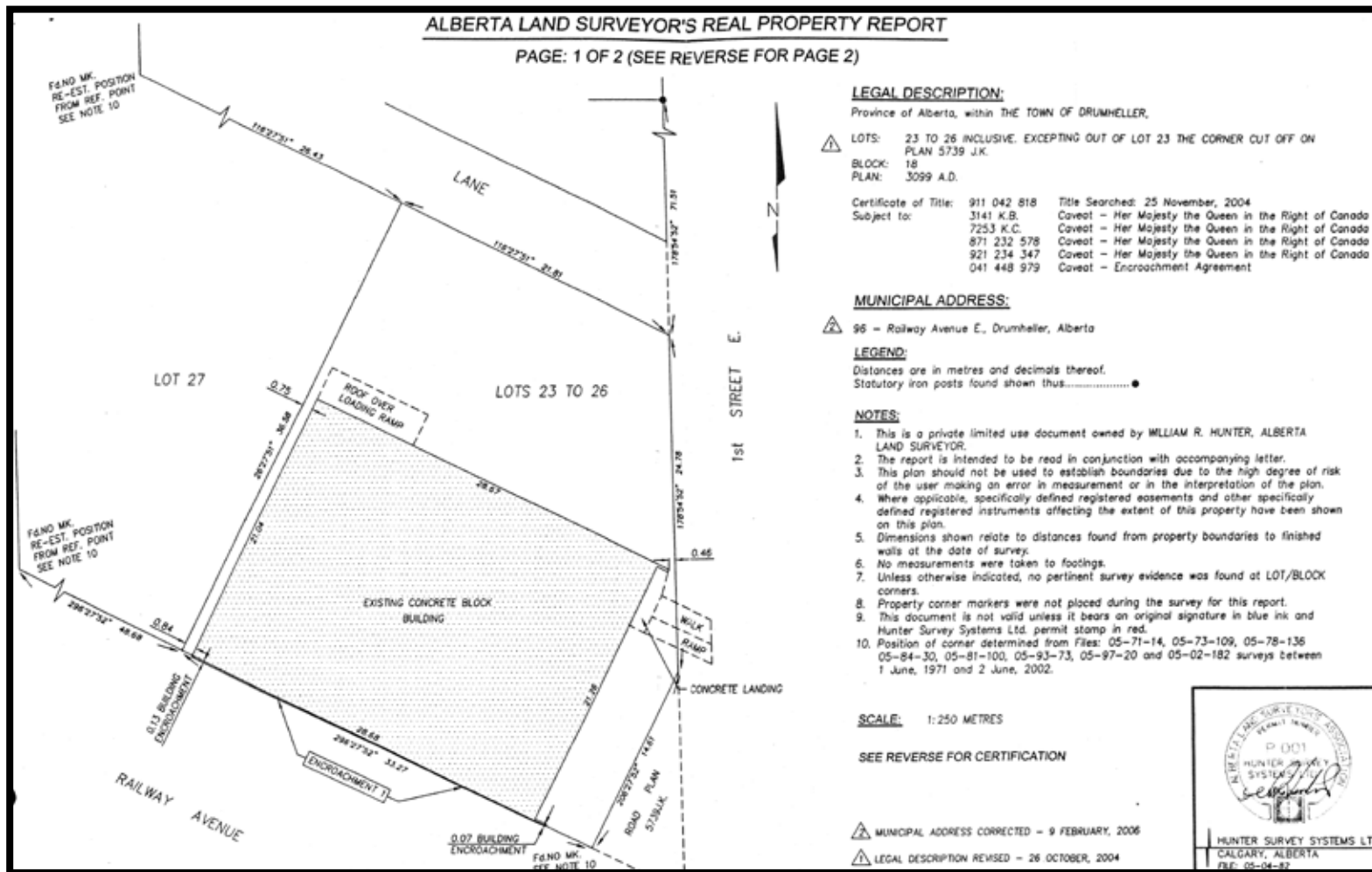
The information is intended for informational purpose only and should not be relied upon by recipients hereof. Schell Brothers Real Estate Corp. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Schell Brothers Real Estate Corp.

FOR SALE

INVESTMENT OPPORTUNITY

96 RAILWAY AVENUE
DRUMHELLER, AB

REAL PROPERTY REPORT



FOR MORE INFORMATION PLEASE CONTACT:

GRANT SCHELL
T 403.701.4273
E gschell@schellbrothers.ca

MARK SCHELL
T 403.861.1143
E mschell@schellbrothers.ca



The information is intended for informational purpose only and should not be relied upon by recipients hereof. Schell Brothers Real Estate Corp. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Schell Brothers Real Estate Corp.