

# \$999,000 - 333 2 Street E, Drumheller

MLS® #A2167980

**\$999,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.17 Acres

Downtown Drumheller, Drumheller, Alberta

Situated in the heart of Drumheller's revitalized historic downtown, this charming multi-family building blends character with modern updates, making it a prime investment opportunity. Spanning 5,225 square feet (total), the property includes five self-contained legal suites, ranging from one to three bedrooms, with some offering ensuite bathrooms for added convenience. Extensive renovations include upgraded electrical systems, windows, appliances, air conditioning units (5), furnaces, and a new roof, ensuring peace of mind for both owner and tenants. Each unit is thoughtfully designed with off-street parking, in-suite laundry, and secure storage, enhancing tenant convenience. With Drumheller's growing demand for long-term rentals, driven by local industries like agriculture and tourism, this property presents a stable and attractive investment. The town's affordable real estate market, especially compared to larger cities, adds to its appeal for investors looking to expand or establish a profitable rental portfolio. Don't miss the opportunity to invest in this thriving community with high potential for strong returns.

Built in 1948

## Essential Information

MLS® #	A2167980
Price	\$999,000



Bathrooms	0.00
Acres	0.17
Year Built	1948
Type	Commercial
Sub-Type	Multi Family
Status	Active

### **Community Information**

Address	333 2 Street E
Subdivision	Downtown Drumheller
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y4

### **Amenities**

Parking Spaces	5
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### **Interior**

Heating	Forced Air
Cooling	Central Air

### **Exterior**

Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	September 23rd, 2024
Days on Market	171
Zoning	DT

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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