

INDUSTRIAL BAY FOR SALE OR LEASE

560 Premier Road # Bay 4
Drumheller, AB T0J 0Y6



PROPERTY *Information*

Building Size:	1300+/- SQ FT
Bay Doors:	14 ft wide x 18 ft high
Lot Size:	Shared use 1 - 3 acres (288.97 x 133.67)
Property Taxes:	\$192.14 per month
Lease Term:	5 year
LINC#:	0027056928 (Plan 9710916 Block 15 Lots 1)
Zoning:	ED (Employment District)

Outfitted with all of the `extras`. This bay has electric overhead doors, office area, nice washroom, vinyl tile flooring, blinds, Forced Air Heating and Air Conditioning in the Offices, plus Radiant Heating in the Shop Area. There are hookups for Washing Machine and Dryer, Pressure Washer, High Speed Internet, etc. Located beside Tarpon in the Hygrade.

Lease Price:	\$11 per sq. ft. NNN
Utilities:	each bay individually metered
Rent:	1300 x \$11 per sq ft
Property Insurance:	\$64.56
Average Gas:	\$135.56
Average Power:	\$222.55
Average Water:	\$15.00 (proportionate share).

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CENTURY 21

PowerRealty.ca

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COMMERCIAL





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