

**30 3 Avenue East
Drumheller, Alberta**

MLS # A2170581



\$159,900

Division: Downtown Drumheller

Lot Size: 0.07 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: DT

Water: -

Sewer: -

Utilities: -

An incredible opportunity awaits you in downtown Drumheller! The current owner has done all the leg work and the dirty work. The old building has been removed and cleaned up. The engineering and plans are done for a new structure and the ICF (insulated concrete form) foundation and backfill are complete. Build a retail outlet on the main level and have one or two apartments above on the second floor or build a downtown apartment building. This could be a great chance to create a very good revenue stream of income for yourself. The owner has prepared this downtown lot for your build. Sewer and water are also in place for your project. Natural gas and power are readily available to finish things off. Plans are available for your convenience..... You could be building your dream space revenue generating property in no time! All you need is a little imagination and creativity and away you go!