

# \$11 - Bay 2, 560 Premier Road, Drumheller

MLS® #A2053665

**\$11**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Hygrade Industrial, Drumheller, Alberta

FOR LEASE: Only 1 bay left BAY 2 - 1300 sq ft (or 2600 sq ft available Spring 2025). 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 across from Adamâ€™s Saw and Sales in the Hygrade Land Size: Shared use of approx 1 acres. Sizes: Approx. 1300+/- sq. ft. Lease Term: 5 year Lease Price: \$11 per sq. ft. NNN Utilities: each bay individually metered \*\*\*\*\* Bay Doors: 14 ft wide x 18 ft high \*\*\*\*\*Land Size : 1 - 3 acres (288.97 x 133.67) \*\*\*\*\* Zoning: ED \*\*\*\*\* Rent 1300 x \$11 per sq ft \*\*\*\*\* Property Taxes (2024): \$197.40 per month \*\*\*\*\*Property Insurance \$64.56 \*\*\*\*\* Average Gas \$135.56 \*\*\*\*\*Average Power \$222.55 \*\*\*\*\* Average Water \$15.00 (proportionate share).

Built in 2006

## Essential Information

MLS® #	A2053665
Price	\$11
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Commercial



Sub-Type	Industrial
Status	Active

### Community Information

Address	Bay 2, 560 Premier Road
Subdivision	Hygrade Industrial
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y6

### Additional Information

Date Listed	June 9th, 2023
Days on Market	771

### Listing Details

Listing Office	Century 21 Masters
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