

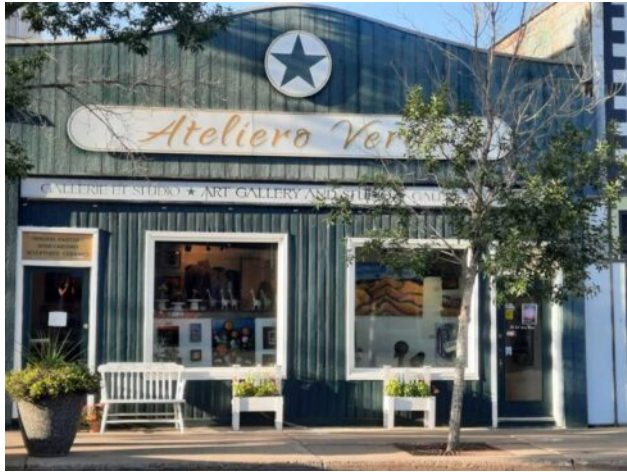


**GRASSROOTS**  
REALTY GROUP

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40 3 Avenue W  
Drumheller, Alberta

MLS # A2259221



**\$152,500**

**Division:** Downtown Drumheller

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 954 sq.ft.

**Zoning:** DT

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Built in Desk, Kitchen Cabinetry, Fridge, Microwave

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Calling Artists ! Welcome to Ateliero Verda . Gallery and Studio space. Located in Downtown Drumheller. This building has 2 different store front areas, a workspace in the back with sink, and a bathroom, kitchenette and nook for napping or office. There is even parking or future patio area in the Back. Please Note This is a building with land only Sale no business. DT Zoning so bring your imagination for the space. To support an active, thriving, mixed-use downtown with high quality public spaces, successful businesses, pedestrian connectivity, and street-level activity. Development is characterized by a larger scale of mixed-use buildings than is possible elsewhere in the Valley. New development enables a diverse streetscape with a strong relationship between buildings and the street. Residential development consists primarily of buildings with multiple dwelling units, and in many cases, ground floor commercial uses.