



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**202 2 Street W
Drumheller, Alberta**

MLS # A2320468



\$439,900

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,720 sq.ft.

Zoning: DT

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.14 Acre

Sewer: -

Lot Feat: -

Inclusions: SCHEDULE-A

Rare Turnkey Restaurant Opportunity in Downtown Drumheller. Please do not disturb or approach the tenant directly. must make an appointment for showings or viewings. Rare opportunity for an owner-operator or investor to acquire a well-established restaurant property in the heart of downtown Drumheller. Located on the town's main street, this freestanding commercial building has successfully operated as a Vietnamese restaurant for more than 15 years, serving a loyal local clientele while benefiting from the steady flow of visitors attracted to Drumheller's reputation as the Dinosaur Capital of the World. The property features a fully equipped commercial kitchen, spacious dining area with seating for 50+ guests, and a fully finished basement level complete with a bar/banquet hall offering an additional 50+ seats. Multiple revenue opportunities exist through dine-in, takeout, catering, private events, and delivery services. Additional highlights include rear parking, potential for outdoor patio seating, and desirable C-1 Central Commercial zoning with restaurant use already established. The current tenant is willing to remain in place, providing immediate rental income for investors, or can vacate with 90 days' notice, offering flexibility for owner-occupiers. Whether you're looking to expand your restaurant portfolio, invest in a proven commercial asset, or launch your own hospitality venture, this turnkey property presents an exceptional opportunity in one of Alberta's most recognized tourism destinations. Property Features: Freestanding commercial building on Main Street Established restaurant location with 15+ years of operating history Fully equipped commercial kitchen Main floor dining room with 50+ seating capacity Finished basement bar/banquet hall with 50+ additional seats Rear parking access Outdoor seating option C-1

Central Commercial zoning Strong tourism-driven customer traffic Flexible occupancy: tenant may stay or vacate with 90 days' notice A rare chance to own a proven restaurant property in a thriving tourism market.