



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

501 9 Street SW
Drumheller, Alberta

MLS # A2336077



\$720,000

Division: Hygrade Industrial

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,000 sq.ft.

Zoning: Employment District

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: 1 Moveable Skid with 7 Storage Units, 1 Moveable Skid with 4 Storage Units, 1 40' SeaCan.

This turnkey self-storage business in Drumheller, Alberta sits on a 1.75 acre lot and offers a well-established, income-ready operation with room to expand. The facility includes 51 self-storage units of various sizes across two 100' x 20' buildings (20 units each), a movable skid with 7 units, a second movable skid with 4 units, and a 40' seacan, plus ample open space for RV storage. Security is handled by a motorized entry/exit gate with keypad code access, giving tenants controlled, convenient entry around the clock. With diverse unit sizes and formats already in place, there's flexibility to reconfigure or add capacity as demand grows. Please note this sale includes the land, buildings, and existing clientele only — the numbered company that currently owns the property is not included, so the buyer will need to establish their own business entity to take over operations. The current owners are willing to assist with the transition, making this an excellent opportunity for an investor or owner-operator looking to step into a functioning storage operation from day one. Call to book a showing today.