



## 208 Railway Avenue E, Drumheller, Alberta - \$340,000



Main Photo

### Property Description

Investment property for Sale. Pawn Store Tenant pays Rent \$2200 per month NNN This means that they pay the power Direct Billed + gas Direct Billed + water Direct Billed + Taxes  $\$5246 / 12 = \$437.17$  per month + insurance. Est.  $\$2000 / 12 = \$166.67$  + snow removal, garbage and landscaping. \$26,400 of net income = 7.7% cap rate NNN. 13+ parking stalls in the front & 5 in the rear. LOT SIZE 15339.0 SQ FT. Zoning ND (Neighbourhood District).

### REALTOR Referral



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

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