

# \$3,590,000 - 101 Grove Place, Drumheller

MLS® #A2217986

**\$3,590,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.09 Acres

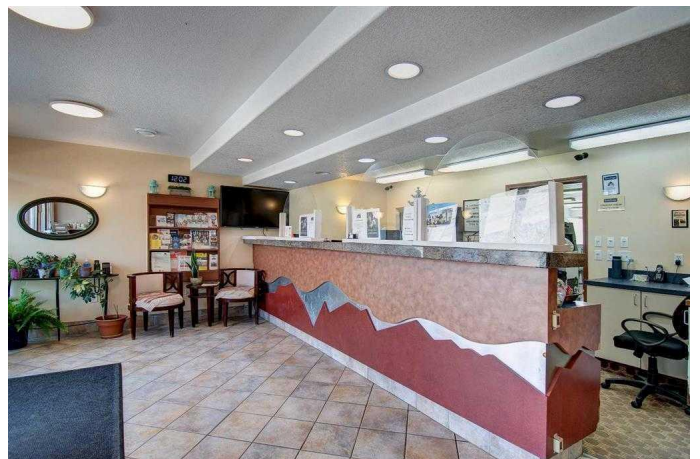
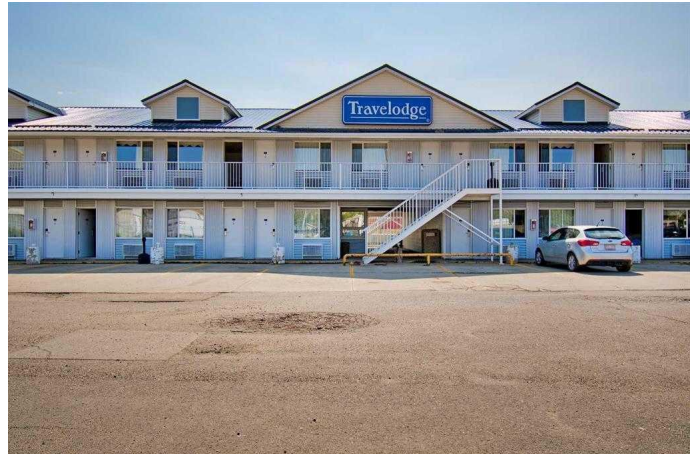
Downtown Drumheller, Drumheller, Alberta

This 2 stories 49 rooms limited services franchise hotel occupies a location with access and exposure to Highway #9. The subject benefits from the synergies created along this highway commercial node. Drumheller's economy is based on agriculture and tourism with the oil and gas industry. Located on the CN main line linking Calgary and Saskatoon, it is a service center for the surrounding agricultural area engaged in grain production, specialty crop that, hay production, and ranching. There are several tourist attraction places such as the Drumheller Valley, the Tyrell Museum of Palaeontology which is the largest museum archaeological display in the world, has always held a degree of appeal for tourists. It is estimated that the number of visitors to the area has tripled to approximately 500,000 per annum. Revenue) 2024: \$1,079,406, 2023:\$1,061,049, NOI) 2024 : \$355,298, 2023: \$376,772

Built in 1979

## Essential Information

MLS® #	A2217986
Price	\$3,590,000
Bathrooms	0.00
Acres	1.09
Year Built	1979
Type	Commercial
Sub-Type	Hotel/Motel



Status                      Active

**Community Information**

Address                      101 Grove Place  
Subdivision                Downtown Drumheller  
City                            Drumheller  
County                        Drumheller  
Province                     Alberta  
Postal Code                T0J0Y0

**Additional Information**

Date Listed                May 6th, 2025  
Days on Market        78  
Zoning                      HWY-C “ Highway Commerci

**Listing Details**

Listing Office            MaxWell Canyon Creek

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