

# \$439,900 - 1606 North Dinosaur Trail, Drumheller

MLS® #A2205910

**\$439,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Midland, Drumheller, Alberta

Own a piece of the Drumheller Valley's History ! The famous Long Branch Saloon has been running since 1927. Sometime in the 1940's they rolled it up the road from its former site by the Coal Mine. It's been home to Pool, shuffleboard and dart tournaments, live music, Jams, Bands with great acoustics through the Long building , Biker pit stops, and a stop after golf for drinks at the 19th hole. This would be an ideal co operative run venture with lots of room for everyone, or a Family run business live/work onsite. Upstairs has waited a long time to be restored back to a 6 room boutique Hotel with owners suite. With a 115 indoor seating capacity and 40 outdoor with loads of parking, and room to build. Please Note this is a Building and Land Sale only, No Business. Bring your ideas for ND Zoning. Located on The Tourist Corridor Between the World's Largest Dinosaur and The Royal Tyrell Museum.



Neighbourhood District Zoning:

General Intent To enable primarily ground-oriented residential development with an emphasis on diverse, walkable neighbourhoods with varying built forms and housing typologies. To achieve complete communities, as envisioned in the Municipal Development Plan, select non-residential uses such as small-scale Restaurants/Cafés, Offices, Home Occupations, Education, and personal services are allowed. Development shall be predominantly residential and may

have a wide range of building types: single detached, duplex, rowhouses, and secondary suites. All development, regardless of use, shall have a built form that is consistent with surrounding residential properties.

Built in 1927

### **Essential Information**

MLS® #	A2205910
Price	\$439,900
Bathrooms	0.00
Acres	0.00
Year Built	1927
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	1606 North Dinosaur Trail
Subdivision	Midland
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J0Y1

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	None

### **Exterior**

Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Other

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	28
Zoning	ND

## Listing Details

Listing Office            RE/MAX Now

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.