

\$3,250,000 - 930 11 Avenue, Coaldale

MLS® #A2191589

\$3,250,000

0 Bedroom, 0.00 Bathroom,
Commercial on 3.39 Acres

NONE, Coaldale, Alberta

Whether you're in transportation, construction, agri-business, manufacturing, or energy, this property checks all the boxes for a modern industrial operation. This newer exceptional industrial property offers a rare opportunity in the expanding Town of Coaldale. Transport access is right out the front gate and this listing is just a few blocks away from Highway 3, one of Southern Alberta's major highways. Situated on 3.39 acres, the site features a fully fenced gravel yard, providing ample space for machinery, equipment storage, and secure operations. The 16,116-square-foot industrial building is designed to accommodate a variety of industrial uses, boasting an impressive 34-foot ceiling height. Shop area consists of 15360 square feet. Equipped with large overhead doors and a loading dock, the building ensures efficient logistics and easy access for shipping and receiving. A make-up air unit enhances ventilation, while the property's high-capacity power supply supports heavy industrial operations. With convenient access to major transportation routes and located in a high-growth area, this property is ideal for businesses looking to expand or establish themselves in a prime industrial hub.

Built in 2022

Essential Information

MLS® # A2191589



Price	\$3,250,000
Bathrooms	0.00
Acres	3.39
Year Built	2022
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	930 11 Avenue
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 0G3

Additional Information

Date Listed	January 31st, 2025
Days on Market	145
Zoning	DC

Listing Details

Listing Office	Onyx Realty Ltd.
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