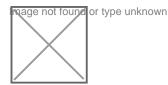


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

930 11 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:MLS ID:Coaldale, Alberta29152A2191589

\$3,799,000



△ DARREN ATKINS

403) 894-4122

Onyx Realty Ltd.

403-329-8899

930 11 Avenue, Coaldale, Alberta T1M 0G3

Transaction Type

For Sale

Subdivision

NONE

Property Type

Commercial

Building Area (Sq. Ft.)

16116.00

Lot Size (Acres)

3.39

Reports None

Days On Market

90

Year Built

2022

Property Sub Type

Industrial

Building Area (Sq. M.)

1497.21

Inclusions

n/a

Zoning

DC

Structure Type

Industrial

Legal Plan

1811685

Lot Size (Sq. Ft.)

147668

Restrictions

None Known

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.

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