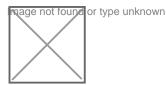


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

930 11 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:MLS ID:Coaldale, Alberta29152A2191589

\$3,250,000



△ DARREN ATKINS

2 (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**

150

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

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.

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