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930 11 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Coaldale, Alberta



Listing ID:
29152

MLS ID:
A2191589

\$3,250,000



 **DARREN ATKINS**
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 Onyx Realty Ltd.
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 930 11 Avenue , Coaldale , Alberta T1M 0G3

Transaction Type For Sale	Days On Market 150	Zoning DC
Subdivision NONE	Year Built 2022	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1811685
Building Area (Sq. Ft.) 16116.00	Building Area (Sq. M.) 1497.21	Lot Size (Sq. Ft.) 147668
Lot Size (Acres) 3.39	Inclusions n/a	Restrictions None Known
Reports None		

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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