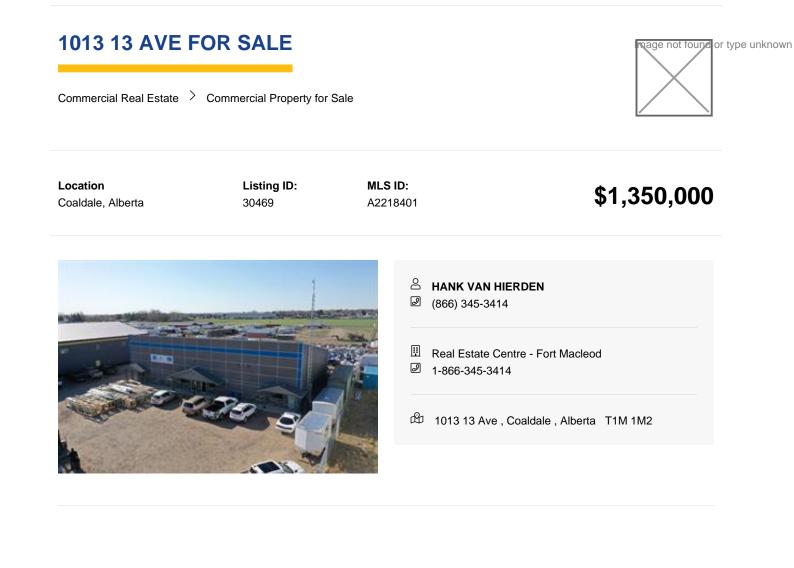


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Transaction Type	Days On Market	Zoning
For Sale	3	I
Subdivision	Building Type	Year Built
NONE	Mixed Use	2015
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
9210690	6000.00	557.41
Lot Size (Sq. Ft.)	Lot Size (Acres)	Roof
40946	0.94	Metal
Heating	Inclusions	Restrictions
Baseboard,Natural Gas,Radiant	N/A	Rental
Reports		

Prime Industrial Investment in Coaldale – \$1.35M Located at 1013 13th Avenue, this 6,000 sq ft industrial commercial building sits on one full acre in one of Coaldale's most sought-after commercial areas. Built just 11 years ago and divided into three bays, it's currently leased out for \$8,500/month triple net, current lessor would like to stay for 1 year minimum, however this can be negotiated. Includes a polished boardroom, professional office space, mezzanine with excellent storage, and strong curb appeal. A smart investment opportunity with reliable income and long-term potential.

Aerial Photos, RPR

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