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1013 13 AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Coaldale, Alberta



Listing ID:
30469

MLS ID:
A2218401

\$1,350,000



 **HANK VAN HIERDEN**
 (866) 345-3414

 Real Estate Centre - Fort Macleod
 1-866-345-3414

 1013 13 Ave , Coaldale , Alberta T1M 1M2

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

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.

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