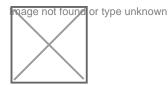


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **3, 1235 11 STREET FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Coaldale, Alberta

Listing ID: 31298

MLS ID: A2238737

\$8.25



A RAIDEN SEMACH

**(403) 308-1080** 

■ CLEARVIEW PROPERTY MANAGEMENT LTD.

**403-330-3172** 

3, 1235 11 Street , Coaldale , Alberta T1M 1M9

Transaction Type Days On Market Lease Amount

For Lease 82 8.25

Lease Frequency Subdivision Building Type

Annually NONE Office Building, Warehouse

Year BuiltStructure TypeProperty Type2020Mixed UseCommercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Mixed Use 3600.00 334.45

InclusionsRestrictionsReportsN/ANone KnownBuilding Plans

The property offers 3,600 square feet of office and warehouse space. The office consists of five offices on the main floor and two boardrooms on the upper level. This office is located in a quiet area within minutes of the town of Coaldale and HWY 3, There is plenty of on-site parking and it is available for immediate possession. The rear of the space is a large open warehouse with overhead door. Security cameras are installed and all lawn care and snow removal are included. Call you favorite realtor today!

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