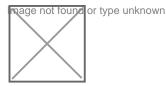


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 118 13 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Nobleford, Alberta Listing ID: 31507

MLS ID:

A2236351

\$650,000



**△** SCOTT CRABB

- **(403) 622-6111**
- 403-915-5288
- 118 13 Street , Nobleford , Alberta T0L 1S0

**Transaction Type** 

For Sale

**Days On Market** 

Subdivision

NONE

Year Built

2016

Structure Type

Industrial

Zoning

CI

**Property Type** Commercial

**Property Sub Type** Industrial

Legal Plan 1113013

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Inclusions

2560.00

237.83

Compressor, desk, chairs

Restrictions

Reports

None Known Title

This great commercial property is centrally located in the Town of Nobleford with direct access to Highway 3 via Highway 23. Just a 20 minute drive from the City of Lethbridge, this property offers an excellent opportunity to become an owner-user and lower your operating costs with lower taxes and expenses. This site offers the flexibility to scale your operations without the high costs associated with larger urban areas. A few of the many features include: 2 - 16 foot Overhead Doors, 1 - 12 foot Overhead Door, Radiant Heat, Office, Mezzanine, 17 foot ceiling height, large open shop area, a huge 1.2 acre yard / lot and so much more!

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