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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

 Grassroots Realty Group
 403-915-5288

 118 13 Street , Nobleford , Alberta T0L 1S0

Transaction Type

For Sale

Days On Market

3

Zoning

C1

Subdivision

NONE

Year Built

2016

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1113013

Building Area (Sq. Ft.)

2560.00

Building Area (Sq. M.)

237.83

Inclusions

Compressor, desk, chairs

Restrictions

None Known

Reports

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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