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913 13 AVE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Coaldale, Alberta

Listing ID:
34586

MLS ID:
A2295955

\$849,000



 **DAN DAVY**
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 Real Estate Centre - Lethbridge
 403-929-5200

 913 13 Ave , Coaldale , Alberta T1M1H2

Transaction Type For Sale	Days On Market 61	Zoning I
Subdivision NONE	Year Built 2018	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 9210690
Building Area (Sq. Ft.) 3600.00	Building Area (Sq. M.) 334.45	Lot Size (Sq. Ft.) 43560
Lot Size (Acres) 1.00	Roof Metal	Heating In Floor
Inclusions N/A	Restrictions None Known	Reports RPR

Versatile shop that gives you options for your business! Solidly built with in-floor heating, the building is 3600 sqft and features two 14' x14' roller doors and one 12' x 14' roller door. The whole space is connected but it's set up with a dividing wall if you want to rent out one of the bays separately for extra income. The larger side is 38' x 56' and has 2 offices and a bathroom along with a mezzanine for extra storage. The other side is 38' x 31' also has a bathroom. The 1 acre lot is securely fenced and there is customer parking up front.

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