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## 2105 20 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Coaldale, Alberta

**Listing ID:**  
35563

**MLS ID:**  
A2318109

**\$16**



**ROBERT KINNIBURGH**  
 (403) 315-5154

Bankers Commercial Real Estate  
 403-327-1133

2105 20 Avenue , Coaldale , Alberta T1M 0C1

**Transaction Type**  
For Lease

**Subdivision**  
NONE

**Year Built**  
1982

**Structure Type**  
Mixed Use

**Property Type**  
Commercial

**Property Sub Type**  
Mixed Use

**Building Area (Sq. Ft.)**  
5813.00

**Building Area (Sq. M.)**  
540.04

**Inclusions**  
N/A

**Restrictions**  
None Known

**Reports**  
None

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Prime Commercial Mixed-Use / Office Building for Sale or Lease. Exceptional opportunity to own or lease a highly visible commercial property with excellent exposure to Highway 3. This versatile building offers ample on-site parking and features a welcoming reception area, multiple private offices, a boardroom, and washrooms. Ideal for a variety of business uses, the flexible layout provides endless possibilities to customize the space to suit your needs. Whether you're expanding, relocating, or investing, this property offers the location, visibility, and functionality to help your business thrive. Additional rent for property taxes & Insurance TBD. Utilities to go in tenants name.

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