

\$3,799,000 - 930 11 Avenue, Coaldale

MLS® #A2191589

\$3,799,000

0 Bedroom, 0.00 Bathroom,
Commercial on 3.39 Acres

NONE, Coaldale, Alberta

This newer exceptional industrial property offers a rare opportunity in the expanding Town of Coaldale. Transport access is right out the front gate and this listing is just a few blocks away from Highway 3, one of Southern Alberta's major highways. Situated on 3.39 acres, the site features a fully fenced gravel yard, providing ample space for machinery, equipment storage, and secure operations. The 16,116-square-foot industrial building is designed to accommodate a variety of industrial uses, boasting an impressive 34-foot ceiling height. Shop area consists of 15360 square feet. Equipped with large overhead doors and a loading dock, the building ensures efficient logistics and easy access for shipping and receiving. A make-up air unit enhances ventilation, while the property's high-capacity power supply supports heavy industrial operations. With convenient access to major transportation routes and located in a high-growth area, this property is ideal for businesses looking to expand or establish themselves in a prime industrial hub.

Built in 2022

Essential Information

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|-----------|-------------|
| MLS® # | A2191589 |
| Price | \$3,799,000 |
| Bathrooms | 0.00 |
| Acres | 3.39 |



| | |
|------------|------------|
| Year Built | 2022 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 930 11 Avenue |
| Subdivision | NONE |
| City | Coaldale |
| County | Lethbridge County |
| Province | Alberta |
| Postal Code | T1M 0G3 |

Additional Information

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|----------------|--------------------|
| Date Listed | January 31st, 2025 |
| Days on Market | 93 |
| Zoning | DC |

Listing Details

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| Listing Office | Onyx Realty Ltd. |
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