

# \$3,250,000 - 930 11 Avenue, Coaldale

MLS® #A2191589

**\$3,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.39 Acres

NONE, Coaldale, Alberta

Whether you're in transportation, construction, agri-business, manufacturing, or energy, this property checks all the boxes for a modern industrial operation. 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

MLS® #                      A2191589



|            |             |
|------------|-------------|
| Price      | \$3,250,000 |
| 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**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 158                |
| Zoning         | DC                 |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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