

# \$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

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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	138
Zoning	DC

### **Listing Details**

Listing Office	Onyx Realty Ltd.
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