

# \$1,775,000 - 207 11 Street, Nobleford

MLS® #A2219640

**\$1,775,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.72 Acres

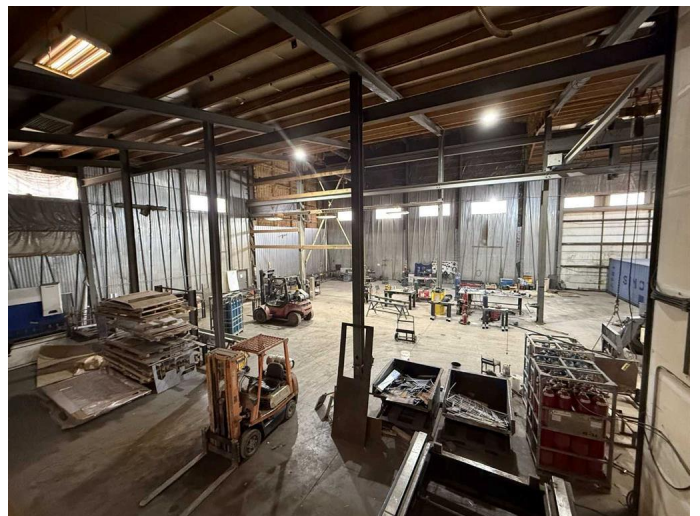
NONE, Nobleford, Alberta

Industrial stand-alone options are a rare find, particularly with this range of desirable features for modern industrial occupants. This single-user site includes ample usable yard space, six cranes (2x one-tonne, 2x two-tonne & 2x five-tonne), 16â€™<sup>TM</sup>-40â€™<sup>TM</sup> ceiling heights (crane hook height of 22â€™<sup>TM</sup>), four overhead doors (North: 14â€™<sup>TM</sup>x14â€™<sup>TM</sup> South: 14â€™<sup>TM</sup>x16â€™<sup>TM</sup> and 16â€™<sup>TM</sup>x16â€™<sup>TM</sup> East: 20â€™<sup>TM</sup>x20â€™<sup>TM</sup>), and 600-amp, three-phase, 600-volt electrical service.

The building features a bright reception area, a staff washroom, and a breakroom on the main floor, along with six private offices and two additional washrooms on the second floor. The site prioritizes functional space, with multiple designated areas and large open-concept shop. Adaptable to your unique business needs, this Nobleford property presents a great opportunity to own your property and reduce expenses.

## Location Description

This property is centrally located in the Town of Nobleford with direct access to Highway 3 via Highway 23. Just a 20 minute drive (<35 km) from the City of Lethbridge, this property offers an excellent opportunity to become an owner-user and lower your operating costs with lower taxes and expenses. This can significantly enhance your profitability over time.



As your business grows, this site offers the flexibility to scale your operations without the high costs associated with larger urban areas. This strategic move not only positions your business for long-term success but also strengthens your ties with the community.

Property Highlights

- 600-amp, three-phase, 600-volt service
- Large 1.72-acre yard
- 3 x one tonne & 3 x two tonne cranes
- Four OHD from 14â€™™ to 20â€™™
- Six offices and reception area

Built in 1979

Essential Information

MLS® #	A2219640
Price	\$1,775,000
Bathrooms	0.00
Acres	1.72
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	207 11 Street
Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L 1S0

Additional Information

Date Listed	May 8th, 2025
Days on Market	97
Zoning	Commercial/Industrial (CI

# Listing Details

Listing Office            AVISON YOUNG

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