## \$1,350,000 - 1013 13 Ave, Coaldale

MLS® #A2218401

## \$1,350,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.94 Acres

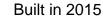
NONE, Coaldale, Alberta

Prime Industrial Investment in Coaldale – \$1.35M

Located at 1013 13th Avenue, this 6,000 sq ft industrial commercial building sits on one full acre in one of Coaldale's most sought-after commercial areas. Built just 11 years ago and divided into three bays, it's currently leased out for \$8,500/month triple net, current lessor would like to stay for 1 year minimum, however this can be negotiated. Includes a polished boardroom, professional office space, mezzanine with excellent storage, and strong curb appeal. A smart investment opportunity with reliable income and long-term potential.







## **Essential Information**

MLS® #	A2218401
Price	\$1,350,000
Bathrooms	0.00
Acres	0.94
Year Built	2015
Туре	Commercial
Sub-Type	Industrial
Status	Active

## **Community Information**

Address	1013 13 Ave
Subdivision	NONE



City County Province Postal Code	Coaldale Lethbridge County Alberta T1M 1M2	
Interior	Resobaard Natural Cas. Padiant	
Heating Exterior	Baseboard, Natural Gas, Radiant	
Roof	Metal	
Additional Information		
Date Listed	May 5th, 2025	
Days on Market	4	
Zoning	1	
Listing Details		

Listing Office Real Estate Centre - Fort Macleod

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.