# \$650,000 - 118 13 Street, Nobleford

MLS® #A2236351

### \$650,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Nobleford, Alberta

This great commercial property is centrally located in the Town of Nobleford with direct access to Highway 3 via Highway 23. Just a 20 minute drive 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 site offers the flexibility to scale your operations without the high costs associated with larger urban areas. A few of the many features include: 2 - 16 foot Overhead Doors, 1 - 12 foot Overhead Door, Radiant Heat, Office, Mezzanine, 17 foot ceiling height, large open shop area, a huge 1.2 acre yard / lot and so much more!



#### **Essential Information**

MLS® # A2236351 Price \$650,000

Bathrooms 0.00 Acres 0.00 Year Built 2016

Type Commercial Sub-Type Industrial

Status Active

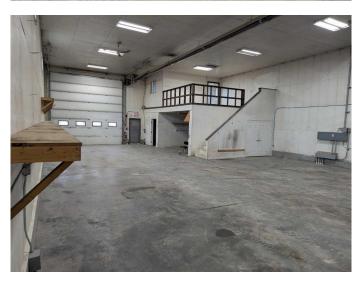
## **Community Information**

Address 118 13 Street

Subdivision NONE







City Nobleford

County Lethbridge County

Province Alberta
Postal Code T0L 1S0

#### **Additional Information**

Date Listed July 28th, 2025

Days on Market 2
Zoning CI

### **Listing Details**

Listing Office Grassroots Realty Group

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.