

# \$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!

Built in 2016

## 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
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