



GRASSROOTS
REALTY GROUP

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**1901 18 Avenue
Coaldale, Alberta**

MLS # A2275065



\$100

Division: NONE

Lot Size: 1.00 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: -

Water: -

Sewer: -

Utilities: -

****PLEASE NOTE - THIS PROPERTY IS FOR LEASE ONLY AND IS NOT BEING OFFERED FOR SALE / OUTRIGHT PURCHASE****

Discover an excellent opportunity with this approximately 1-acre vacant lot at 1901 18 Ave in Coaldale, perfectly positioned just off Highway 3. The site offers strong exposure and easy access, located between well-established businesses including a busy gas station - an ideal setting for a range of commercial, industrial, or service-based uses. This area continues to grow with new development and increasing local activity, providing great potential for business visibility and customer traffic. Take advantage of this prime location in a community known for its accessibility and expanding business landscape. Build to suit lease options available.