



**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.