



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1201 19 Street  
Coaldale, Alberta**

**MLS # A2158753**

**\$410,286**



**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** I

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.14 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Industrial opportunity in Coaldale! This lot is 1.14 acres, zoned Industrial The new industrial development offers businesses lot sizes ranging from 1~ acre up to 8 acres to suit your needs. This rapidly growing town offers a new residential subdivision - Malloy Landing right nearby, the brand new, state of the art Shift Community Recreation Centre and a healthy growth of new manufacturing operations. With affordable industrial land, a competitive commercial mill rate, and attractive business incentive packages, Coaldale has become a premier destination for commercial growth, business relocation and development.