



**GRASSROOTS**  
REALTY GROUP

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**1206 19 Street  
Coaldale, Alberta**

**MLS # A2161506**

**\$436,688**



**Division:** NONE

**Lot Size:** 1.12 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C2 (Highway Commercial)

**Water:** -

**Sewer:** -

**Utilities:** -

Industrial opportunity in Coaldale! This lot is 1.12 acres, zoned Highway Commercial. 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.