



**GRASSROOTS**  
REALTY GROUP

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**1304 19 Street  
Coaldale, Alberta**

**MLS # A2171475**



**\$440,587**

Division: NONE

Lot Size: 1.13 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: C2

Water: -

Sewer: -

Utilities: -

Industrial opportunity in Coaldale! This lot is 1.13 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.