



**GRASSROOTS**  
REALTY GROUP

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

930 11 Avenue  
Coaldale, Alberta

MLS # A2191589



**\$3,250,000**

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	16,116 sq.ft.
Zoning:	DC

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	3.39 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

Whether you're in transportation, construction, agri-business, manufacturing, or energy, this property checks all the boxes for a modern industrial operation. This newer exceptional industrial property offers a rare opportunity in the expanding Town of Coaldale. Transport access is right out the front gate and this listing is just a few blocks away from Highway 3, one of Southern Alberta's major highways. Situated on 3.39 acres, the site features a fully fenced gravel yard, providing ample space for machinery, equipment storage, and secure operations. The 16,116-square-foot industrial building is designed to accommodate a variety of industrial uses, boasting an impressive 34-foot ceiling height. Shop area consists of 15360 square feet. Equipped with large overhead doors and a loading dock, the building ensures efficient logistics and easy access for shipping and receiving. A make-up air unit enhances ventilation, while the property's high-capacity power supply supports heavy industrial operations. With convenient access to major transportation routes and located in a high-growth area, this property is ideal for businesses looking to expand or establish themselves in a prime industrial hub.