

# \$1,350,000 - 1013 13 Ave, Coaldale

MLS® #A2218401

**\$1,350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.94 Acres

NONE, Coaldale, Alberta

Prime Industrial Investment in Coaldale â€“  
\$1.35M

Located at 1013 13th Avenue, this 6,000 sq ft industrial commercial building sits on one full acre in one of Coaldaleâ€™s most sought-after commercial areas. Built just 11 years ago and divided into three bays, it's currently leased out for \$8,500/month triple net, current lessor would like to stay for 1 year minimum, however this can be negotiated. Includes a polished boardroom, professional office space, mezzanine with excellent storage, and strong curb appeal. A smart investment opportunity with reliable income and long-term potential.

Built in 2015

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2218401    |
| Price      | \$1,350,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.94        |
| Year Built | 2015        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |             |
|-------------|-------------|
| Address     | 1013 13 Ave |
| Subdivision | NONE        |



|             |                   |
|-------------|-------------------|
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1M2           |

### **Interior**

|         |                                 |
|---------|---------------------------------|
| Heating | Baseboard, Natural Gas, Radiant |
|---------|---------------------------------|

### **Exterior**

|      |       |
|------|-------|
| Roof | Metal |
|------|-------|

### **Additional Information**

|             |               |
|-------------|---------------|
| Date Listed | May 5th, 2025 |
|-------------|---------------|

|                |   |
|----------------|---|
| Days on Market | 8 |
|----------------|---|

|        |   |
|--------|---|
| Zoning | I |
|--------|---|

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Real Estate Centre - Fort Macleod |
|----------------|-----------------------------------|

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