

# \$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
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### **Exterior**

Roof	Metal
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### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	46
Zoning	I

### **Listing Details**

Listing Office	Real Estate Centre - Fort Macleod
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