

# \$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	9
Zoning	I

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.