

# \$350,000 - 1308 18 Avenue, Coaldale

MLS® #A2199754

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.51 Acres

NONE, Coaldale, Alberta

Seize this incredible opportunity to own a 1953 sq. ft. shop in a prime location, perfect for a startup business or a valuable addition to an existing commercial portfolio. This versatile space consist of 1428 square feet of heated shop space with an addition 525 square for of storage or other usable space. This property offers ample room for operations or storage, with a overhead door, and heating to keep your business running year-round. Located in a high-visibility area with convenient access to major routes, this property ensures easy logistics and customer accessibility. Whether you're expanding your operations or launching a new venture, this shop provides the space, functionality, and location to stay productive. Don't miss out on this exceptional investment opportunityâ€”contact your realtor today for more details or to schedule a viewing!

Built in 1979

## Essential Information

MLS® #	A2199754
Price	\$350,000
Bathrooms	0.00
Acres	0.51
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active



## Community Information

Address	1308 18 Avenue
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M1K7

## Exterior

Roof	Metal
Foundation	Slab

## Additional Information

Date Listed	March 5th, 2025
Days on Market	46
Zoning	I - Industry

## Listing Details

Listing Office	Onyx Realty Ltd.
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