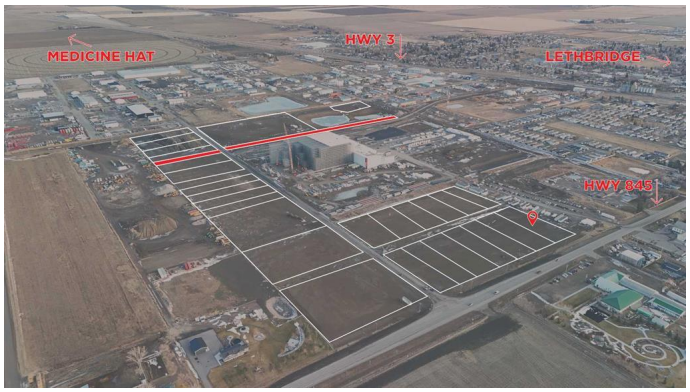
$428,270 - 1304 19 Street, Coaldale

MLS® #A2191967

$428,270
0 Bedroom, 0.00 Bathroom,
Land on 1.13 Acres

NONE, Coaldale, Alberta



Position your business for success with this 1.13 (+/-) acre Highway Commercial-zoned lot, located within Coaldaleâ€™s expanding industrial corridor. Situated in the 845 Development Industrial Subdivision, this prime commercial opportunity offers flexible lot sizes ranging from 1 to 8 acres, providing scalable solutions for a variety of commercial and industrial operations.
The development features direct access from Highway 845, a highly traveled route in the area that connects to Alberta Highway 3 which is a major transportation passageway for logistics, material transport, and industrial supply chains. This strategic location enhances connectivity and accessibility for businesses requiring efficient transportation solutions.
Over the past few years, Coaldale has evolved into a business hub with an impressive growth rate, supported by numerous commercial ventures. One of the most significant developments is the NewCold facility project, which is attracting more industry to the community. Coaldale also benefits from the new Malloy Landing residential subdivision, the state-of-the-art Shift Community Recreation Centre, and a growing number of commercial and industrial enterprises.
With cost-effective commercial & industrial land, a competitive commercial property tax rate, and attractive incentives , Coaldale presents a compelling opportunity for business relocation, expansion, and investment. Secure

your position in this high-growth market today.

Essential Information

MLS® #	A2191967
Price	$428,270
Bathrooms	0.00
Acres	1.13
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	1304 19 Street
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M0G6

Additional Information

Date Listed	February 3rd, 2025
Days on Market	89
Zoning	C-2 Highway Commercial

Listing Details

Listing Office	Onyx Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.