



**GRASSROOTS**  
REALTY GROUP

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913 13 Ave  
Coaldale, Alberta

MLS # A2295955



**\$799,000**

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,600 sq.ft.

Zoning: I

Heating: In Floor

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.00 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Versatile shop that gives you options for your business! Solidly built with in-floor heating, the building is 3600 sqft and features two 14' x14' roller doors and one 12' x 14' roller door. The whole space is connected but it's set up with a dividing wall if you want to rent out one of the bays separately for extra income. The larger side is 38' x 56' and has 2 offices and a bathroom along with a mezzanine for extra storage. The other side is 38' x 31' also has a bathroom. The 1 acre lot is securely fenced and there is customer parking up front.