



GRASSROOTS
REALTY GROUP

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2105 20 Avenue
Coaldale, Alberta

MLS # A2318091



\$1,375,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,813 sq.ft.

Zoning: C-I

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime Commercial Mixed-Use / Office Building for Sale or Lease - Exceptional opportunity to own or lease a highly visible commercial property with excellent exposure to Highway 3. This versatile building offers ample on-site parking and features a welcoming reception area, multiple private offices, a boardroom, and washrooms. Ideal for a variety of business uses, the flexible layout provides endless possibilities to customize the space to suit your needs. Whether you're expanding, relocating, or investing, this property offers the location, visibility, and functionality to help your business thrive.