



**GRASSROOTS**

REALTY GROUP

587-777-7276  
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921 11 Avenue  
Coaldale, Alberta

MLS # A2323817



**\$349,900**

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**Division:** NONE

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**Lot Size:** 1.08 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** I

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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An opportunity to build your new/existing business in a great location in the thriving community of Coaldale on a 1.08 Acre lot. Very convenient access, close to Alberta Highway 3 as well as highway 845 and just minutes from Lethbridge. The lot directly west of this lot is also for sale and is 1.08 Acres as well. Buy both and have an amazing 2.16 Acres of prime commercial land.