

# \$650,000 - 118 13 Street, Nobleford

MLS® #A2236351

**\$650,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Nobleford, Alberta

This great commercial property is centrally located in the Town of Nobleford with direct access to Highway 3 via Highway 23. Just a 20 minute drive from the City of Lethbridge, this property offers an excellent opportunity to become an owner-user and lower your operating costs with lower taxes and expenses. This site offers the flexibility to scale your operations without the high costs associated with larger urban areas. A few of the many features include: 2 - 16 foot Overhead Doors, 1 - 12 foot Overhead Door, Radiant Heat, Office, Mezzanine, 17 foot ceiling height, large open shop area, a huge 1.2 acre yard / lot and so much more!

Built in 2016

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2236351   |
| Price      | \$650,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2016       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |               |
|-------------|---------------|
| Address     | 118 13 Street |
| Subdivision | NONE          |



|             |                   |
|-------------|-------------------|
| City        | Nobleford         |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T0L 1S0           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 22              |
| Zoning         | CI              |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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