

\$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	12
Zoning	CI

Listing Details

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

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