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143078 15 AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Newell, County Of, Alberta



Listing ID:
27114


MLS ID:
A2183821

\$825,000



 **TAMMY CYR**
 (403) 793-0249

 Century 21 Foothills Real Estate
 403-793-2120


143078 15 Avenue W, Rural Newell, County Of , Alberta T1R 1C4

Transaction Type For Sale	Title Fee Simple	Days On Market 128
Zoning 407	Subdivision NONE	Nearest Town Brooks
Year Built 1970	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1805IC	Building Area (Sq. Ft.) 10910.00
Building Area (Sq. M.) 1013.56	Inclusions N/A	Restrictions None Known
Reports None		

Commercial/industrial building in a prime location. Situated on 3.28 acres, it offers excellent visibility and convenient access to the TransCanada Highway. The property features an industrial flex building, consisting of two connected wood frame arch rib buildings with metal cladding, along with a front wood frame building with metal cladding and a flat membrane roof, constructed in stages. It includes three overhead doors: two measuring 14' X 20' and one at 12' X 11'. This building is designed to accommodate multiple businesses, presenting a potential for diverse revenue streams. It offers two separate business office spaces, each with a staff area, washrooms, storage, a small storage mezzanine, and a shop area. Additionally, there is ample parking and a spacious yard. Please do not disturb the current tenants.

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