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## 191059, RR 150 W FOR SALE

Commercial Real Estate > Commercial Property for Sale



### Location

Rural Newell, County Of, Alberta

### Listing ID:

27397



### MLS ID:


A2189032

**\$500,000**



 **CHERYL HYLAND**  
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 Royal LePage Network Realty Corp.  
 403-346-8900

 191059, RR 150 W, Rural Newell, County Of , Alberta T1R 0A8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 121
<b>Zoning</b> rural industrial	<b>Subdivision</b> NONE	<b>Nearest Town</b> Brooks
<b>Building Type</b> Warehouse	<b>Year Built</b> 2004	<b>Structure Type</b> Warehouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0511627
<b>Building Area (Sq. Ft.)</b> 7200.00	<b>Building Area (Sq. M.)</b> 668.90	<b>Lot Size (Sq. Ft.)</b> 105415
<b>Lot Size (Acres)</b> 2.42	<b>Construction Type</b> Metal Frame,Metal Siding	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Heating</b> Natural Gas,Radiant	<b>Access to Property</b> Paved Road
<b>Inclusions</b> metal shelving	<b>Restrictions</b> None Known	<b>Reports</b> Subdivision Plans

HUGE PRICE REDUCTION!!! IMMEDIATE POSSESSION- 2 SHOPS-2.42 ACRES ON PAVED RR-150 - 4 KILOMETERS west of Brooks. 1-Shop is 7200 sq ft (60 x120) built in 2004, wood frame and metal clad, front overhead door is 12' high, back door is 14' high, and 18' ceilings. The office is 15 x 40' air conditioned , forced air furnace is the heat source. The shop has radiant heat, rows of metal shelving (included) and a 1920 sq ft mezzanine. The 2nd shop is 32' x 32' with radiant heat and an air compressor.. There is cistern and septic system. ENVIRONMENTAL ON FILE

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