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191013 TWP RD 192 S FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Newell, County Of, Alberta

Listing ID:



28426



MLS ID:

A2155424

\$749,000



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

 Century 21 Foothills Real Estate
 403-793-2120

 191013 TWP RD 192 S, Rural Newell, County Of , Alberta T0J 0J0

Transaction Type

For Sale

Days On Market

328

Zoning

Com=rural (improved)

Subdivision

NONE

Nearest Town

Brooks

Building Type

See Remarks

Year Built

1999

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1289HN

Building Area (Sq. Ft.)

3500.00

Building Area (Sq. M.)

325.16

Lot Size (Sq. Ft.)

116305

Lot Size (Acres)

2.67

Construction Type

Brick,Metal Siding

Roof

Asphalt Shingle

Foundation

Piling(s)

Cooling

None

Commercial Amenities

Boardroom,Parking-Extra

Access to Property

Direct Access

Inclusions

N/A

Restrictions

None Known

Reports

None

This commercial property with exceptional access and visibility, located right off Highway #1 and just 500 meters from Brooks city limits. Key Features: * **Office Building:** 3,500 sq ft brick building with 6 offices, 3 large boardrooms (one with an attached half bath), a large main entrance, copy room, storage room, kitchenette, and 2 additional half baths. * **Shop:** 6,000 sq ft heated shop with 14' x 16' and 14' x 14' overhead exterior doors. An interior 12' x 12' overhead door separates half of the shop area. Includes 2 smaller rooms for storage or office areas with a mezzanine above, and is equipped with 3 phase power / 200 amps. * **Yard:** The property is fully fenced and zoned for commercial use. This property offers many opportunities for various businesses.

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