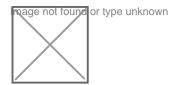


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191013 TWP RD 192 S FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Newell, County Of, Alberta

Listing ID:

28426

MLS ID:

A2155424

\$749,000



[△] TAMMY CYR

2 (403) 793-0249

□ Century 21 Foothills Real Estate

403-793-2120

ß

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

Transaction Type Days On Market

For Sale 276 Com=rural (improved)

Zoning

SubdivisionNearest TownBuilding TypeNONEBrooksSee Remarks

Year BuiltStructure TypeProperty Type1999Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 1289HN 3500.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

325.16 116305 2.67

Construction TypeRoofFoundationBrick, Metal SidingAsphalt ShinglePiling(s)

CoolingCommercial AmenitiesAccess to PropertyNoneBoardroom,Parking-ExtraDirect Access

InclusionsRestrictionsReportsN/ANone KnownNone

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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