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3 BOSWELL CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Newell, County Of, Alberta

Listing ID:

28536



MLS ID:


A2160158

\$698,500



 **CHRIS FUHR**
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 3 Boswell Crescent , Rural Newell, County Of , Alberta T1R 0C8

Transaction Type For Sale	Days On Market 332	Zoning Industrial
Subdivision NONE	Nearest Town Brooks	Year Built 1998
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 17664.00	Building Area (Sq. M.) 1641.03	Lot Size (Sq. Ft.) 43995
Lot Size (Acres) 1.01	Construction Type Metal Frame,Metal Siding	Roof Metal
Foundation Poured Concrete	Electric Three Phase	Cooling Partial
Heating Overhead Heater(s),Forced Air,Natural Gas	Commercial Amenities Boardroom,Compressed Air Lines,Cranes,Lunchroom,Mezzanine,None,Storage	Inclusions N/A
Restrictions None Known	Reports Floor Plans	

This industrial property has 17,664 sqft. of total space with easy access to TransCanada Highway. The office/mezzanine space is 2,997 sqft. of space which includes 2 offices, reception area, lunch room, 2 - 2 piece washrooms along with forced furnace/air conditioning. The shop area is 14,652 sqft. of open space which includes a 5 ton and 2 ton crane, 3 overhead doors (16x14), 4 overhead radiant heaters for the shop along with a 2,000 gallon cistern and septic tank. This property is minutes from Brooks and has a view of Highway 1.

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