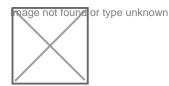


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3 BOSWELL CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Newell, County Of, Alberta

Listing ID:

28536

MLS ID:

A2160158

\$698,500



△ CHRIS FUHR

(403) 472-0383

■ Manor Hill Realty YYC Inc.

403-585-8704

3 Boswell Crescent , Rural Newell, County Of , Alberta $\,$ T1R 0C8 $\,$

Transaction TypeFor Sale
Days On Market
332

SubdivisionNearest TownYear BuiltNONEBrooks1998

Structure TypeProperty TypeProperty Sub TypeIndustrialCommercialIndustrial

Zoning

Industrial

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

 17664.00
 1641.03
 43995

Lot Size (Acres)Construction TypeRoof1.01Metal Frame, Metal SidingMetal

FoundationElectricCoolingPoured ConcreteThree PhasePartial

Heating
Overhead Heater(s),Forced Air,Natural
Gas

Commercial Amenities
Boardroom,Compressed Air
Lines,Cranes,Lunchroom,Mezzanine,None,Storage

RestrictionsReportsNone KnownFloor 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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