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## 214 143040 TR 191 FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Rural Newell, County Of, Alberta



**Listing ID:**  
28540


**MLS ID:**  
A2160184

**\$497,400**



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 Manor Hill Realty YYC Inc.  
 403-585-8704

 214 143040 TR 191 , Rural Newell, County Of , Alberta T1R 0C8

**Transaction Type**

For Sale

**Days On Market**

312

**Zoning**

Industrial

**Subdivision**

NONE

**Nearest Town**

Brooks

**Year Built**

1986

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Building Area (Sq. Ft.)**

14397.00

**Building Area (Sq. M.)**

1337.51

**Lot Size (Sq. Ft.)**

62290

**Lot Size (Acres)**

1.43

**Construction Type**

Metal Siding ,Wood Frame

**Roof**

Metal

**Electric**

200 Amp Service,Three Phase

**Cooling**

Partial

**Heating**

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

**Commercial Amenities**

Boardroom,Compressed Air Lines,Lunchroom,Mezzanine,Outside Storage

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Floor Plans

Industrial property in prime location just North of Brooks and the TransCanada Highway. The property is on 1.43 acres with a fenced yard, offices, shop and mezzanine. The shop area is 11.700 sqft. with 3 overhead doors and 1 sliding door. Office area includes a reception area, 3 offices, storage room washroom and central air conditioning. Mezzanine level includes a boardroom, staff lunch room, washroom and office. The building is located minutes from Highway 1.

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