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## 184075 7 STREET E FOR SALE

Commercial Real Estate > Commercial Property for Sale



### Location

Rural Newell, County Of, Alberta

### Listing ID:



32184


### MLS ID:


A2258300

**\$1,575,000**



 **RIA MAVRIKOS**  
 (403) 875-0886

 RE/MAX Key  
 587-316-2000

 184075 7 Street E, Rural Newell, County Of , Alberta T1R 1B4

**Transaction Type**

For Sale

**Days On Market**

123

**Zoning**

B-RUR, A-GEN

**Subdivision**

NONE

**Nearest Town**

Brooks

**Building Type**

Warehouse

**Year Built**

2013

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

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

12154.00

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

1129.13

**Inclusions**

n/a

**Restrictions**

Restrictive Use Clause

**Reports**

Aerial Photos

Located in Brooks, Alberta, this property offers two industrial buildings on 6.3 acres of Business Rural land. Includes a 7,500 sq. ft. warehouse and a 4,654 sq. ft. bulk storage warehouse. Site features a 25-car rail siding (currently decommissioned but available), providing excellent potential for future rail service. Ample space and zoning allow for a wide range of development and business opportunities.

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