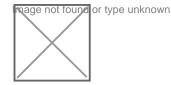


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 184075 7 STREET E FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Newell, County Of, Alberta

Listing ID:

32184 A2258300

MLS ID:

\$1,575,000



A RIA MAVRIKOS

**(403)** 875-0886

□ RE/MAX Key

**587-316-2000** 

r<u>M</u>1

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

**Transaction Type** 

For Sale

**Days On Market** 

62

**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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.