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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	Days On Market	Zoning
For Sale	123	B-RUR, A-GEN
Subdivision	Nearest Town	Building Type
NONE	Brooks	Warehouse
Year Built	Structure Type	Property Type
2013	Industrial	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Industrial	12154.00	1129.13
Inclusions	Restrictions	Reports
n/a	Restrictive Use Clause	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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