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## 208, 191056 HWY 873 FOR SALE

Commercial Real Estate > Commercial Property for Sale



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



**Listing ID:**  
33664

**MLS ID:**  
A2277581

**\$780,000**



 **JULIE JENKINS**  
 (403) 793-5045

 Real Estate Centre  
 403-794-1900

 208, 191056 Hwy 873 , Rural Newell, County Of , Alberta T1R1B6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 23
<b>Zoning</b> Industrial General Distri	<b>Subdivision</b> NONE	<b>Nearest Town</b> Brooks
<b>Building Type</b> See Remarks	<b>Year Built</b> 1993	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8310515
<b>Building Area (Sq. Ft.)</b> 14119.00	<b>Building Area (Sq. M.)</b> 1311.69	<b>Lot Size (Sq. Ft.)</b> 40946
<b>Lot Size (Acres)</b> 0.94	<b>Construction Type</b> Metal Siding	<b>Roof</b> Metal
<b>Cooling</b> Partial	<b>Heating</b> Natural Gas	<b>Access to Property</b> Accessible to Major Traffic Route,Public
<b>Inclusions</b> All Existing Items: Attached Fixtures, Office Furniture, Overhead Cranes	<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos,Floor Plans

Strategically located just north of Brooks, this highly visible industrial property offers excellent access to the Trans-Canada Highway, directly by the Duchess HWY (873). Situated on 0.94 acres, the site features a well-designed 12,000+ sq. ft. shop complemented by a functional office and staff area. The shop includes 6 bays equipped with three 2-tonne overhead cranes, ideal for heavy-duty or service-based operations. The office component offers a reception area, two private offices, and a lunch room, while staff amenities include a locker room and two bathrooms. With ample yard space, efficient layout, and prime highway exposure, this property is exceptionally suited for industrial, mechanical, or fabrication businesses seeking both functionality and visibility.

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