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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

Transaction Type For Sale	Title Fee Simple	Days On Market 89
Zoning Industrial General Distri	Subdivision NONE	Nearest Town Brooks
Building Type See Remarks	Year Built 1993	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 8310515
Building Area (Sq. Ft.) 14119.00	Building Area (Sq. M.) 1311.69	Lot Size (Sq. Ft.) 40946
Lot Size (Acres) 0.94	Construction Type Metal Siding	Roof Metal
Cooling Partial	Heating Natural Gas	Access to Property Accessible to Major Traffic Route,Public
Inclusions All Existing Items: Attached Fixtures, Office Furniture, Overhead Cranes	Restrictions None Known	Reports 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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