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