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144023 TR192 N FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Newell, County Of, Alberta

Listing ID:

34005

MLS ID:

A2285685

\$1,600,000 **KATE MCLEAN** (403) 501-9001 Harvest Real Estate 144023 TR192 N, Rural Newell, County Of, Alberta T1R 1C5

Transaction Type	Zoning	Subdivision
For Sale	AG-GEN	NONE
Nearest Town	Building Type	Year Built
Brooks	Office Building, See Remarks, Warehouse	1983
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
10000.00	929.02	N/A
Restrictions	Reports	
None Known	None	

This is a great investment opportunity with long term tenants in place that have a 5 year term, triple net lease to May 2030. Current rent income is 9000/month. The property is 7.83 acres and includes 3 adjoining shops that total 10,000 square feet of shop and office space. There are 2 - 14x16 overhead doors for each bay that allow for a drive through. The larger bay was built in 1983 and has 2 overhead forced air furnaces, floor drain, new LED lights, washer/dryer hookups, dispatch office, staff office and a 2 piece bathroom. The second bay was built in 1974 and has overhead forced air furnace and newer LED lights and a floor drain. The third bay is the wash bay with the same amenities as the middle bay. The office building is located at the main gate and has a board room with a kitchen space, reception area, 5 offices and a 2 piece bathroom. There are newer laminate floors, vinyl windows and 100 amp service in this building. The fully fenced yard is well packed and maintained with good drainage on the SW corner. With paved access to Highway 1 you are making a commitment to a sustainable long term investment. Have a look at the numbers and GET MOVING IN THE RIGHT DIRECTION!

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