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313, 191056 SH 873 FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Rural Newell, County Of, Alberta

Listing ID:

34483

MLS ID:

A2294633

\$495,000



 **CRETIA BERGQUIST**
 (403) 363-4406

 Century 21 Foothills Real Estate
 403-793-2120

 313, 191056 SH 873 , Rural Newell, County Of , Alberta T1R1B9

Transaction Type For Sale	Title Fee Simple	Days On Market 65
Zoning RI	Subdivision NONE	Nearest Town Brooks
Year Built 1986	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 7510619	Building Area (Sq. Ft.) 3180.00
Building Area (Sq. M.) 295.43	Lot Size (Sq. Ft.) 140263	Lot Size (Acres) 3.22
Roof Metal	Foundation Slab	Access to Property Gravel Lane,Gravel Road
Inclusions Fridge, Stove, Dishwasher, Washer, Dryer, 2 water tanks	Restrictions None Known	Reports Title Insurance

An excellent affordable opportunity to have your shop in the same yard as your residence. Looking to lower costs? Why pay for an industrial shop and a mortgage when you can have both in the same yard; one payment! The 1800 sq foot modular residence offers 2 living room areas, 2 very large bedrooms, office, 4 piece main bathroom, primary ensuite, laundry room, spacious kitchen and a 12'x60" covered deck. The 40x60 shop offers 2 offices, a 2 piece bathroom, 2 bays (easily converted to one) and a 900 sq studio suite with kitchen and 3 piece bathroom. This space could also function as a staff room area. The impressive military built storage building is 20'x80'. There is Regional Water in place, septic tank and field for the residence and a septic tank for the shop. The residence portion of the yard has a nice privacy fence and underground sprinkler system. Come and take a look at all the conveniences of this acreage. The seller has noted that he will provide a Phase 1 environmental with an accepted offer.

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