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191057 RR150 FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Rural Newell, County Of, Alberta

Listing ID:
35253


MLS ID:
A2310640

\$1,699,000



 **KATE MCLEAN**
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 Harvest Real Estate


191057 RR150 , Rural Newell, County Of , Alberta T1R 1B4

Transaction Type For Sale	Days On Market 1	Zoning IND-GEN
Subdivision NONE	Nearest Town Brooks	Year Built 2015
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 14200.00	Building Area (Sq. M.) 1319.21	Lot Size (Sq. Ft.) 155509
Lot Size (Acres) 3.57	Inclusions N/A	Restrictions None Known
Reports None		

This exceptional property is located in the County of Newell, within 5 minutes from the City of Brooks and has paved access to hi-way 1 and hi-way 36. There is a 7200 square foot shop with a drive through wash bay and 4 16x14 overhead doors. This shop has a floor sump for the wash bay and radiant heat. The second shop is 6000 square feet with two 16x14 overhead doors, three 16x12 overhead doors and one 10x8 overhead door. This shop has a hoist, an air compressor, laundry hook ups, a 2 piece bathroom, a coffee room, a mezzanine for storage and radiant heat. The 1000 square foot office space is complete with a reception area, 2 offices, a boardroom and a 2 piece bathroom. All of the buildings are connect allowing access to each part of the building. With over 3.5 acres there is plenty of room for equipment storage.

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