

\$749,000 - 191013 Twp Rd 192 S, Rural Newell, County of

MLS® #A2155424

\$749,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.67 Acres

NONE, Rural Newell, County of, Alberta

This commercial property with exceptional access and visibility, located right off Highway #1 and just 500 meters from Brooks city limits.

Key Features:

* **Office Building:** 3,500 sq ft brick building with 6 offices, 3 large boardrooms (one with an attached half bath), a large main entrance, copy room, storage room, kitchenette, and 2 additional half baths.

* **Shop:** 6,000 sq ft heated shop with 14' x 16' and 14' x 14' overhead exterior doors. An interior 12' x 12' overhead door separates half of the shop area. Includes 2 smaller rooms for storage or office areas with a mezzanine above, and is equipped with 3 phase power / 200 amps.

* **Yard:** The property is fully fenced and zoned for commercial use.

This property offers many opportunities for various businesses.

Built in 1999

Essential Information

MLS® # A2155424



| | |
|------------|------------|
| Price | \$749,000 |
| Bathrooms | 0.00 |
| Acres | 2.67 |
| Year Built | 1999 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 191013 Twp Rd 192 S |
| Subdivision | NONE |
| City | Rural Newell, County of |
| County | Newell, County of |
| Province | Alberta |
| Postal Code | T0J 0J0 |

Interior

| | |
|---------|------|
| Cooling | None |
|---------|------|

Exterior

| | |
|--------------|---------------------|
| Roof | Asphalt Shingle |
| Construction | Brick, Metal Siding |
| Foundation | Piling(s) |

Additional Information

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|----------------|----------------------|
| Date Listed | August 6th, 2024 |
| Days on Market | 318 |
| Zoning | Com=rural (improved) |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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