

# \$8 - 6 183073 Rr 150, Rural Newell, County of

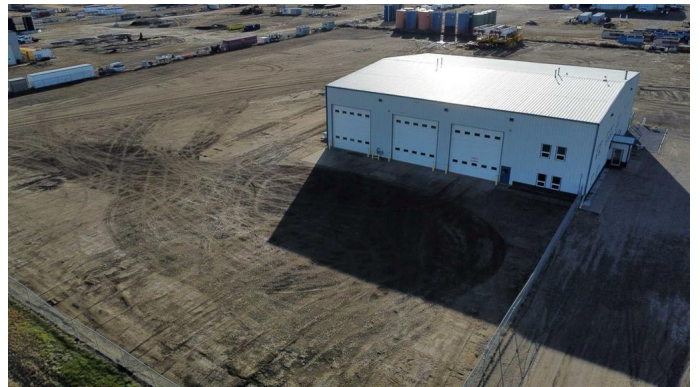
MLS® #A2178249

**\$8**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.04 Acres

NONE, Rural Newell, County of, Alberta

Prime Commercial Property with Extensive Shop Space and Offices. Discover a versatile commercial property that checks all the boxes for your business needs! Spanning an impressive 11,200 sq ft footprint, this expansive facility is set on a fully gravelled and fenced 5.04-acre yard, providing ample space for equipment, vehicles, and operations. The shop area boasts a 10 ton crane and four 20x20 overhead doors with drive-thru bays, perfect for large vehicle access, along with a dedicated workshop space and shop washroom. In addition, there is a convenient wash bay equipped with two 20x20 overhead doors, making it ideal for vehicle and equipment maintenance. The shop also has upgraded lighting to LED lights, substantially saving on the utility costs. Step inside to find a thoughtfully designed main floor with four spacious offices and two washrooms, ensuring comfort and convenience for your team. The upper level features three more offices, a boardroom, and a lunchroom, perfect for meetings and staff breaks. Need more storage? The mezzanine area provides extra space, complete with a forklift door for easy loading and unloading. This property offers incredible versatility, functionality, and space—perfect for businesses looking to expand or optimize their operations. This lease \$8.00 plus triple net expenses. Don't miss the opportunity to secure a premier commercial facility in a strategic location.



Built in 2005

## Essential Information

MLS® #	A2178249
Price	\$8
Bathrooms	0.00
Acres	5.04
Year Built	2005
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	6 183073 Rr 150
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T1R 0C1

## Interior

Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air

## Exterior

Lot Description	Yard Drainage, Sloped Down
Roof	Metal
Construction	Concrete, Metal Frame, Metal Siding
Foundation	Slab

## Additional Information

Date Listed	November 8th, 2024
Days on Market	173
Zoning	I-GEN

## Listing Details

Listing Office	CIR REALTY
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