



**GRASSROOTS**  
REALTY GROUP

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184075 7 Street E  
Rural Newell, County of, Alberta

MLS # A2258300



**\$1,350,000**

Division: NONE  
Type: Industrial  
Bus. Type: -  
Sale/Lease: For Sale  
Bldg. Name: -  
Bus. Name: -  
Size: 12,154 sq.ft.  
Zoning: B-RUR, A-GEN

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Located in Brooks, Alberta, this property offers two industrial buildings on 6.3 acres of Business Rural land. Includes a 7,500 sq. ft. warehouse and a 4,654 sq. ft. bulk storage warehouse. Site features a 25-car rail siding (currently decommissioned but available), providing excellent potential for future rail service. Ample space and zoning allow for a wide range of development and business opportunities.