



**GRASSROOTS**  
REALTY GROUP

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208, 191056 Hwy 873  
Rural Newell, County of, Alberta

MLS # A2277581



**\$690,000**

**Division:** NONE  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 14,119 sq.ft.  
**Zoning:** Industrial General Distri

**Heating:** Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Siding

**Water:** See Remarks

**Sewer:** -

**Inclusions:** All Existing Items: Attached Fixtures, Office Furniture, Overhead Cranes

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.94 Acre

**Lot Feat:** -

Strategically located just north of Brooks, this highly visible industrial property offers excellent access to the Trans-Canada Highway, directly by the Duchess HWY (873). Situated on 0.94 acres, the site features a well-designed 12,000+ sq. ft. shop complemented by a functional office and staff area. The shop includes 6 bays equipped with three 2-tonne overhead cranes, ideal for heavy-duty or service-based operations. The office component offers a reception area, two private offices, and a lunch room, while staff amenities include a locker room and two bathrooms. With ample yard space, efficient layout, and prime highway exposure, this property is exceptionally suited for industrial, mechanical, or fabrication businesses seeking both functionality and visibility.