



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

MLS # A2277581



\$780,000

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.