



GRASSROOTS
REALTY GROUP

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313, 191056 SH 873
Rural Newell, County of, Alberta

MLS # A2294633



\$495,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,180 sq.ft.

Zoning: RI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.22 Acres

Sewer: -

Lot Feat: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, 2 water tanks

An excellent affordable opportunity to have your shop in the same yard as your residence. Looking to lower costs? Why pay for an industrial shop and a mortgage when you can have both in the same yard; one payment! The 1800 sq foot modular residence offers 2 living room areas, 2 very large bedrooms, office, 4 piece main bathroom, primary ensuite, laundry room, spacious kitchen and a 12'x60" covered deck. The 40x60 shop offers 2 offices, a 2 piece bathroom, 2 bays (easily converted to one) and a 900 sq studio suite with kitchen and 3 piece bathroom. This space could also function as a staff room area. The impressive military built storage building is 20'x80'. There is Regional Water in place, septic tank and field for the residence and a septic tank for the shop. The residence portion of the yard has a nice privacy fence and underground sprinkler system. Come and take a look at all the conveniences of this acreage. The seller has noted that he will provide a Phase 1 environmental with an accepted offer.