



GRASSROOTS

REALTY GROUP

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191057 RR150
Rural Newell, County of, Alberta

MLS # A2310640



\$1,699,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 14,200 sq.ft.

Zoning: IND-GEN

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.57 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

This exceptional property is located in the County of Newell, within 5 minutes from the City of Brooks and has paved access to hi-way 1 and hi-way 36. There is a 7200 square foot shop with a drive through wash bay and 4 16x14 overhead doors. This shop has a floor sump for the wash bay and radiant heat. The second shop is 6000 square feet with two 16x14 overhead doors, three 16x12 overhead doors and one 10x8 overhead door. This shop has a hoist, an air compressor, laundry hook ups, a 2 piece bathroom, a coffee room, a mezzanine for storage and radiant heat. The 1000 square foot office space is complete with a reception area, 2 offices, a boardroom and a 2 piece bathroom. All of the buildings are connect allowing access to each part of the building. With over 3.5 acres there is plenty of room for equipment storage.