



GRASSROOTS
REALTY GROUP

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**near Trans Canada Hwy 1 Acres
Rural Newell, County of, Alberta**

MLS # A2311089



\$525,000

Division:	NONE		
Cur. Use:	Cattle		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	8.55 Acres		
Lot Feat:	-		

Heating:	-	Water:	Co-operative
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Brooks
Basement:	-	LLD:	18-19-14-W4
Exterior:	-	Zoning:	Business Commercial
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Alfalfa, Barley, Canola, Certified Organic Farm, Grain, Hay, Land Only, Market Gardening, Pasture, Wheat

8.55-Acre Highway Commercial Parcel near Brooks, County of Newell Part of SE $\frac{1}{4}$; Sec 18-19-14-W4 Plan 0814799, Block 3, Lot 2 Well positioned 8.55-acre commercial holding situated immediately adjacent to the City of Brooks in the County of Newell, with prominent northern highway exposure and access from a paved road. Currently zoned for Highway Business / Commercial use, the parcel is ready for development today or can be held as a passive income property thanks to existing in-place revenue uses. Key facts Size: 8.55 acres Location: part of SE $\frac{1}{4}$; Sec 18-19-14-W4 Plan 0814799, Block 3, Lot 2 Municipality: County of Newell, adjacent to the City of Brooks Zoning: Highway Business / Commercial Frontage / exposure: northern highway exposure (high-visibility) Access: paved road frontage Improvements: excellent perimeter fencing Water: water share from the local Co-op (potable supply) Current uses producing income / utility: signage rentals; seeded grass suitable for grazing or haying Highlights Highway commercial land directly on the edge of Brooks with paved access, fencing, and a piped potable-water share is a rare turn-key combination. The parcel suits a wide range of end users equipment / truck sales and service, agribusiness, storage, fuel and convenience, light industrial, professional services while existing signage and grazing/hay income help carry the holding cost for buyers taking a longer development view. Available for sale; buyer due diligence on zoning permitted uses, servicing capacity.