



**GRASSROOTS**

REALTY GROUP

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218 143040 Twp Rd 191  
Rural Newell, County of, Alberta

MLS # A2320184

**\$670,000**



Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	17,010 sq.ft.
Zoning:	Industrial, General Distr

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	2.62 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	None		

Judicial Listing on behalf of the Court of Kings Bench of Alberta. Offers will be presented to the plaintiff's counsel as received. Comprised of 5 interconnected buildings. Large yard area (gravel, compacted, fenced and secure). Partial site services include electricity, natural gas, pump-out septic system and water cistern (300 gallons per day). Trench drain and radiant heat in shop. Two 5-ton cranes and one additional overhead crane (capacity TBV). Close proximity to the City of Brooks. Good access onto the Trans Canada Highway. Zoned Industrial General District. +/-17,010 SF building on 2.62 acres. Built in 2000 with additions in 2001 & 2003. Power of 400A, 600V (TBV).