

# \$497,400 - 214 143040 Tr 191, Rural Newell, County of

MLS® #A2160184

**\$497,400**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.43 Acres

NONE, Rural Newell, County of, Alberta

Industrial property in prime location just North of Brooks and the TransCanada Highway. The property is on 1.43 acres with a fenced yard, offices, shop and mezzanine. The shop area is 11,700 sqft. with 3 overhead doors and 1 sliding door. Office area includes a reception area, 3 offices, storage room washroom and central air conditioning. Mezzanine level includes a boardroom, staff lunch room, washroom and office. The building is located minutes from Highway 1.

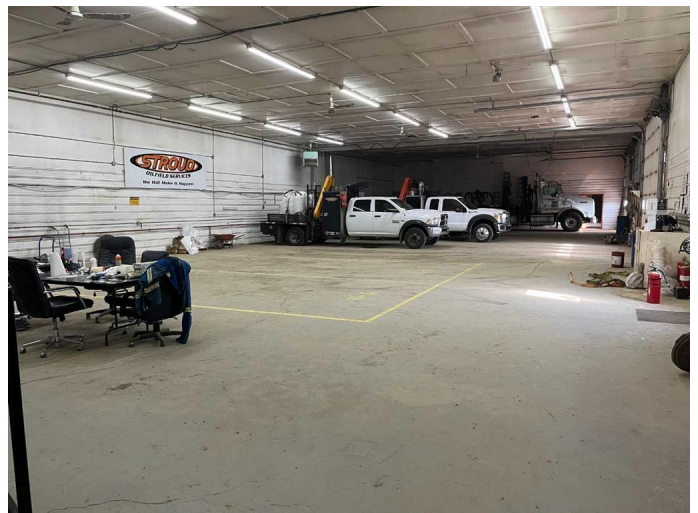
Built in 1986

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2160184   |
| Price      | \$497,400  |
| Bathrooms  | 0.00       |
| Acres      | 1.43       |
| Year Built | 1986       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 214 143040 Tr 191       |
| Subdivision | NONE                    |
| City        | Rural Newell, County of |
| County      | Newell, County of       |
| Province    | Alberta                 |
| Postal Code | T1R 0C8                 |



**Interior**

|         |  |
|---------|--|
| Heating | Overhead Heater(s), Forced Air, Natural Gas, Radiant |
| Cooling | Partial  |

**Exterior**

|              |                          |
|--------------|--------------------------|
| Roof         | Metal                    |
| Construction | Metal Siding, Wood Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2024 |
| Days on Market | 318               |
| Zoning         | Industrial        |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Manor Hill Realty YYC Inc. |
|----------------|----------------------------|

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