



**GRASSROOTS**  
REALTY GROUP

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191059, RR150  
Rural Newell, County of, Alberta

MLS # A2238775



**\$500,000**

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,200 sq.ft.

Zoning: industrial

Heating: Natural Gas, Radiant

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: metal shelving

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.42 Acres

Lot Feat: -

IMMEDIATE POSSESSION- 2 SHOPS-2.42 ACRES ON PAVED RR-150 - 4 KILOMETERS west of Brooks. 1-Shop is 7200 sq ft (60 x120) built in 2004, wood frame and metal clad, front overhead door is 12' high, back door is 14' high, and 18' ceilings. The office is 15 x 40' air conditioned , forced air furnace is the heat source. The shop has radiant heat, rows of metal shelving (included) and a 1920 sq ft mezzanine. The 2nd shop is 32' x 32' with radiant heat and an air compressor.. There is cistern and septic system. ENVIRONMENTAL ON FILE