



**144023 TR192 N**  
**Rural Newell, County of, Alberta**

**MLS # A2285685**



**\$1,399,000**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,000 sq.ft.

**Zoning:** AG-GEN

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This is a great investment opportunity with long term tenants in place that have a 5 year term, triple net lease to May 2030. Current rent income is 9000/month. The property is 7.83 acres and includes 3 adjoining shops that total 10,00 square feet of shop and office space. There are 2 - 14x16 overhead doors for each bay that that allow for a drive through. The larger bay was built in 1983 and has 2 overhead forced air furnaces, floor drain, new LED lights, washer/dryer hookups, dispatch office, staff office and a 2 piece bathroom. The second bay was built in 1974 and has overhead forced air furnace and newer LED lights and a floor drain. The third bay is the wash bay with the same amenities as the middle bay. The office building is located at the main gate and has a board room with a kitchen space, reception area, 5 offices and a 2 piece bathroom. There are newer laminate floors, vinyl windows and 100 amp service in this building. The fully fenced yard is well packed and maintained with good drainage on the SW corner. With paved access to Highway 1 you are making a commitment to a sustainable long term investment. Have a look at the numbers and GET MOVING IN THE RIGHT DIRECTION!