



GRASSROOTS
REALTY GROUP

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3 Boswell Crescent
Rural Newell, County of, Alberta

MLS # A2160158



\$698,500

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 17,664 sq.ft.

Zoning: Industrial

Heating: Overhead Heater(s), Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: Metal Frame, Metal Siding

Water: Cistern

Sewer: Septic Tank

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.01 Acres

Lot Feat: -

This industrial property has 17,664 sqft. of total space with easy access to TransCanada Highway. The office/mezzanine space is 2,997 sqft. of space which includes 2 offices, reception area, lunch room, 2 - 2 piece washrooms along with forced furnace/air conditioning. The shop area is 14,652 sqft. of open space which includes a 5 ton and 2 ton crane, 3 overhead doors (16x14), 4 overhead radiant heaters for the shop along with a 2,000 gallon cistern and septic tank. This property is minutes from Brooks and has a view of Highway 1.