



GRASSROOTS
REALTY GROUP

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214 143040 TR 191
Rural Newell, County of, Alberta

MLS # A2160184



\$497,400

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	14,397 sq.ft.
Zoning:	Industrial

Heating:	Overhead Heater(s), Forced Air, Natural Gas, Radiant
Floors:	-
Roof:	Metal
Exterior:	Metal Siding , Wood Frame
Water:	Cistern
Sewer:	Pump, Septic Tank
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	1.43 Acres
Lot Feat:	-

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.