



6 183073 RR 150
Rural Newell, County of, Alberta

MLS # A2178249



\$8 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	11,200 sq.ft.
Zoning:	I-GEN

Heating: Forced Air, Natural Gas, Radiant

Floors: -

Roof: Metal

Exterior: Concrete, Metal Frame, Metal Siding

Water: -

Sewer: -

Inclusions: Hotsy pressure washer, Air compressor

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 5.04 Acres

Lot Feat: Yard Drainage, Sloped Down

Prime Commercial Property with Extensive Shop Space and Offices. Discover a versatile commercial property that checks all the boxes for your business needs! Spanning an impressive 11,200 sq ft footprint, this expansive facility is set on a fully gravelled and fenced 5.04-acre yard, providing ample space for equipment, vehicles, and operations. The shop area boasts a 10 ton crane and four 20x20 overhead doors with drive-thru bays, perfect for large vehicle access, along with a dedicated workshop space and shop washroom. In addition, there is a convenient wash bay equipped with two 20x20 overhead doors, making it ideal for vehicle and equipment maintenance. The shop also has upgraded lighting to LED lights, substantially saving on the utility costs. Step inside to find a thoughtfully designed main floor with four spacious offices and two washrooms, ensuring comfort and convenience for your team. The upper level features three more offices, a boardroom, and a lunchroom, perfect for meetings and staff breaks. Need more storage? The mezzanine area provides extra space, complete with a forklift door for easy loading and unloading. This property offers incredible versatility, functionality, and space—perfect for businesses looking to expand or optimize their operations. This lease \$8.00 plus triple net expenses. Don't miss the opportunity to secure a premier commercial facility in a strategic location.