

# \$497,400 - 214 143040 Tr 191, Rural Newell, County of

MLS® #A2160184

**\$497,400**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.43 Acres

NONE, Rural Newell, County of, Alberta

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.

Built in 1986

## Essential Information

MLS® #	A2160184
Price	\$497,400
Bathrooms	0.00
Acres	1.43
Year Built	1986
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	214 143040 Tr 191
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T1R 0C8



## Interior

Heating Overhead Heater(s), Forced Air, Natural Gas, Radiant  
Cooling Partial

## Exterior

Roof Metal  
Construction Metal Siding, Wood Frame

## Additional Information

Date Listed August 23rd, 2024  
Days on Market 224  
Zoning Industrial

## Listing Details

Listing Office Manor Hill Realty YYC Inc.

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