

\$698,500 - 3 Boswell Crescent, Rural Newell, County of

MLS® #A2160158

\$698,500

0 Bedroom, 0.00 Bathroom,
Commercial on 1.01 Acres

NONE, Rural Newell, County of, Alberta

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.

Built in 1998

Essential Information

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|------------|------------|
| MLS® # | A2160158 |
| Price | \$698,500 |
| Bathrooms | 0.00 |
| Acres | 1.01 |
| Year Built | 1998 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 3 Boswell Crescent |
| 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 |
| Cooling | Partial |

Exterior

| | |
|--------------|---------------------------|
| Roof | Metal |
| Construction | Metal Frame, Metal Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 23rd, 2024 |
| Days on Market | 360 |
| Zoning | Industrial |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | Manor Hill Realty YYC Inc. |
|----------------|----------------------------|

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