

# \$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	344
Zoning	Industrial

**Listing Details**

Listing Office	Manor Hill Realty YYC Inc.
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