

# \$749,000 - 191013 Twp Rd 192 S, Rural Newell, County of

MLS® #A2155424

**\$749,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.67 Acres

NONE, Rural Newell, County of, Alberta

Location - Location - Location!! GREAT access & visibility to HIGHWAY #1 & 500 meters from Brooks city limits. The brick Office Building offers 3500 sq ft featuring 6 offices & 3 large board rooms (1 boardroom has an attached 1/2 bath), large main entrance, copy room, storage room, kitchenette & 2 more 1/2 baths. The 6000 sq ft shop is heated - 14X16 & 14X14 overhead exterior doors - an interior 12X12 overhead door separates half the shop area - there are 2 smaller rooms for storage or office areas with a mezzanine above - 3 phase power / 200 amps. The yard is completely fenced. ZONED - Commercial. There is lots of opportunity for many different types of businesses.

Built in 1999

## Essential Information

MLS® #	A2155424
Price	\$749,000
Bathrooms	0.00
Acres	2.67
Year Built	1999
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information



Address	191013 Twp Rd 192 S
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T0J 0J0

### **Interior**

Cooling	None
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### **Exterior**

Roof	Asphalt Shingle
Construction	Brick, Metal Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	August 6th, 2024
Days on Market	248
Zoning	Com=rural (improved)

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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