

# \$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 228  
Zoning Industrial

## Listing Details

Listing Office Manor Hill Realty YYC Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.