

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

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MLS® #A2155424

**\$749,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.67 Acres

NONE, Rural Newell, County of, Alberta

This commercial property with exceptional access and visibility, located right off Highway #1 and just 500 meters from Brooks city limits.

Key Features:

\* \*\*Office Building:\*\* 3,500 sq ft brick building with 6 offices, 3 large boardrooms (one with an attached half bath), a large main entrance, copy room, storage room, kitchenette, and 2 additional half baths.

\* \*\*Shop:\*\* 6,000 sq ft heated shop with 14' x 16' and 14' x 14' overhead exterior doors. An interior 12' x 12' overhead door separates half of the shop area. Includes 2 smaller rooms for storage or office areas with a mezzanine above, and is equipped with 3 phase power / 200 amps.

\* \*\*Yard:\*\* The property is fully fenced and zoned for commercial use.

This property offers many opportunities for various businesses.

Built in 1999

## Essential Information

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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	284
Zoning	Com=rural (improved)

### Listing Details

Listing Office	Century 21 Foothills Real Estate
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