

# \$1,000,000 - 15, 145051 Township Road 192 S, Rural Newell, County of

MLS® #A2187882

**\$1,000,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

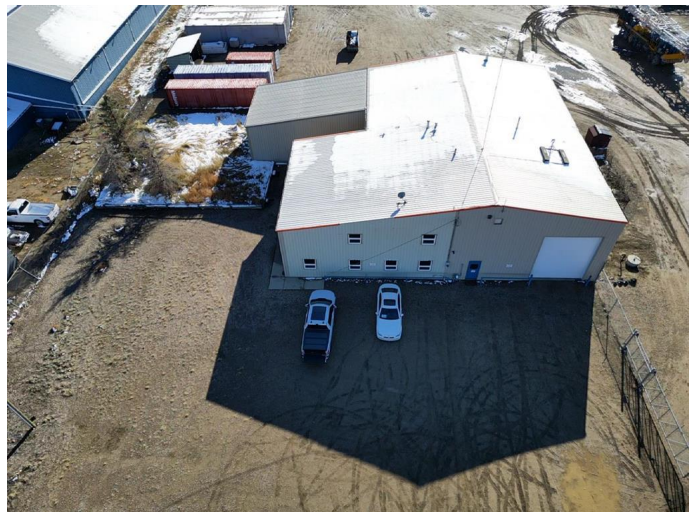
NONE, Rural Newell, County of, Alberta

Two Industrial buildings situated on total 8.17 acres of land in the County of Newell, with easy access to the Trans Canada Highway and within immediacy to the City of Brooks. The main building is made up of metal exterior and has a metal roof. It is roughly 5350 sq ft with an additional 1200 sq ft of cold storage and 1600 sq ft development on the second floor with 650 sq ft of shop mezzanine. This building includes 4 offices, coffee room, large reception and 2 washrooms. The shop has 1 drive through bay and 1 drive in, shop washroom and shop office. The second floor is developed with a large meeting room and an additional office and washroom. The second building is made up of metal exterior and metal roofing as well and is roughly 2400 sq ft with a divider in the centre. The building offers both radiant heat and drainage. Both buildings are on the same fully fenced and gated lot.

Built in 1990

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2187882    |
| Price      | \$1,000,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1990        |
| Type       | Commercial  |



|          |            |
|----------|------------|
| Sub-Type | Industrial |
| Status   | Active     |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 15, 145051 Township Road 192 S |
| Subdivision | NONE                           |
| City        | Rural Newell, County of        |
| County      | Newell, County of              |
| Province    | Alberta                        |
| Postal Code | T1R1J9                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2025 |
| Days on Market | 94                 |
| Zoning         | I-GEN              |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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