

# \$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

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

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
---------	------

### Exterior

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

### Additional Information

Date Listed	August 6th, 2024
Days on Market	280
Zoning	Com=rural (improved)

### Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.