\$4,500,000 - 143006, Hwy 1a Railway Avenue, Rural Newell, County of

MLS® #A2178264

\$4,500,000

0 Bedroom, 0.00 Bathroom, Commercial on 22.64 Acres

NONE, Rural Newell, County of, Alberta

Shop 1, 80ft. X 120ft. 9600 sq. ft. Office 24ftft X 70ft. 1680 sq. ft. 4 offices, kitchen/lounge, board room,

reception area, bathroom and utility area with an office. Built in 2003, Construction is wood frame 12

inch walls with metal clad inside and out. 23.5 ft ceiling height. Energy efficient. 400 Amp 3 Phase

power. 7.5 ton overhead crane. Fully equipped wash bay (boiler and 2-8 gallon/minute at 3600 psi wash

pumps) and bathroom in shop. 2000 gallon cistern on Rural Water. 2000 gallons septic holding tank.

2000 gallon waste water tank. Gas heat, Large Heated Air Makeup unit. Central Air and Gas heat in the

offices. All overhead doors are electric

Shop 2, built in 2013, Shop 3 built 2014. Both shops are the same. 100ft. X 100ft 10.000 sq. ft. 4 drive

through bays and one drive through wash bay (boiler and 2-8 gallon/minute at 3600 psi wash pumps) All

bays are 100ft. long. Bathroom in shop.

Construction wood frame with metal clad inside and out. 24 ft.

ceiling height. 10 inch walls, Energy efficient.

Office 24ft X 60ft. 1440 sq. ft. 3 offices,

Kitchen/lounge,

board room, Bathroom and utility area. 1 office



and board room could be converted to make 2 more

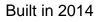
offices. Reception area. Each shop has 4000 gallons of water storage on Rural Water. 2000 gallon septic

tanks. Large Heated Air Makeup unit in shops. Central air and gas heat in the offices. All overhead doors

are electric and have remotes.

22.64 Acres, yards are matted with Geotech matting, filled and graveled. Yards speak for themselves.

There are 4 water contracts on this property.



Essential Information

| MLS® # | A2178264 |
|------------|-------------|
| Price | \$4,500,000 |
| Bathrooms | 0.00 |
| Acres | 22.64 |
| Year Built | 2014 |
| Туре | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| Address | 143006, Hwy 1a Railway Avenue |
|-------------|-------------------------------|
| Subdivision | NONE |
| City | Rural Newell, County of |
| County | Newell, County of |
| Province | Alberta |
| Postal Code | T1R 0H3 |
| | |

Exterior

Construction Mixed

Additional Information

Date ListedNovember 8th, 2024Days on Market288



Zoning Rural Industrial

Listing Details

Listing Office Harvest 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.