

# \$500,000 - 191059, Rr 150 W, Rural Newell, County of

MLS® #A2189032

**\$500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.42 Acres

NONE, Rural Newell, County of, Alberta

HUGE PRICE REDUCTION!!!! IMMEDIATE POSSESSION- 2 SHOPS-2.42 ACRES ON PAVED RR-150 - 4 KILOMETERS west of Brooks. 1-Shop is 7200 sq ft (60 x120) built in 2004, wood frame and metal clad, front overhead door is 12' high, back door is 14' high, and 18' ceilings. The office is 15 x 40' air conditioned , forced air furnace is the heat source. The shop has radiant heat, rows of metal shelving (included) and a 1920 sq ft mezzanine. The 2nd shop is 32' x 32' with radiant heat and an air compressor.. There is cistern and septic system. ENVIRONMENTAL ON FILE

Built in 2004

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2189032   |
| Price      | \$500,000  |
| Bathrooms  | 0.00       |
| Acres      | 2.42       |
| Year Built | 2004       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 191059, Rr 150 W        |
| Subdivision | NONE                    |
| City        | Rural Newell, County of |



|             |                   |
|-------------|-------------------|
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T1R 0A8           |

### **Interior**

|         |                      |
|---------|----------------------|
| Heating | Natural Gas, Radiant |
|---------|----------------------|

### **Exterior**

|              |                           |
|--------------|---------------------------|
| Roof         | Metal                     |
| Construction | Metal Frame, Metal Siding |
| Foundation   | Poured Concrete           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 105                |
| Zoning         | rural industrial   |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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