

**FURTHER
PRICE REDUCTION**



17,010 SF ON 2.62 ACRES

FOR SALE | JUDICIAL LISTING

218 - 143040 TOWNSHIP ROAD 191

NEWELL COUNTY, AB (BROOKS)



218 - 143040 TOWNSHIP ROAD 191

NEWELL COUNTY, AB (BROOKS)

Property Details

| | |
|----------------------|---------------------------------|
| District: | Newell County (Brooks) |
| Legal Description: | Plan 1710293, Block 1, Lot 12 |
| Site Size: | 2.62 acres |
| Total Building Area: | ± 17,010 sf |
| Loading: | 6 drive-in doors |
| Zoning: | Industrial, General District |
| Year Built: | 2000 (additions in 2001 & 2003) |
| Power: | 400A, 600V (TBV) |

Comments

- Judicial listing on behalf of the Court of King's Bench of Alberta
- Offers will be presented to the plaintiff's counsel as received
- Comprised of 5 interconnected buildings
- Large yard area (graveled, compacted, fenced and secure)
- Partial site services include: electricity, natural gas, pump-out septic system and water cistern (300 gallons per day)
- Trench drain and radiant heat in shop
- Two 5-ton cranes and one additional overhead crane (capacity TBV)
- Close proximity to the City of Brooks
- Good access onto the Trans Canada Highway

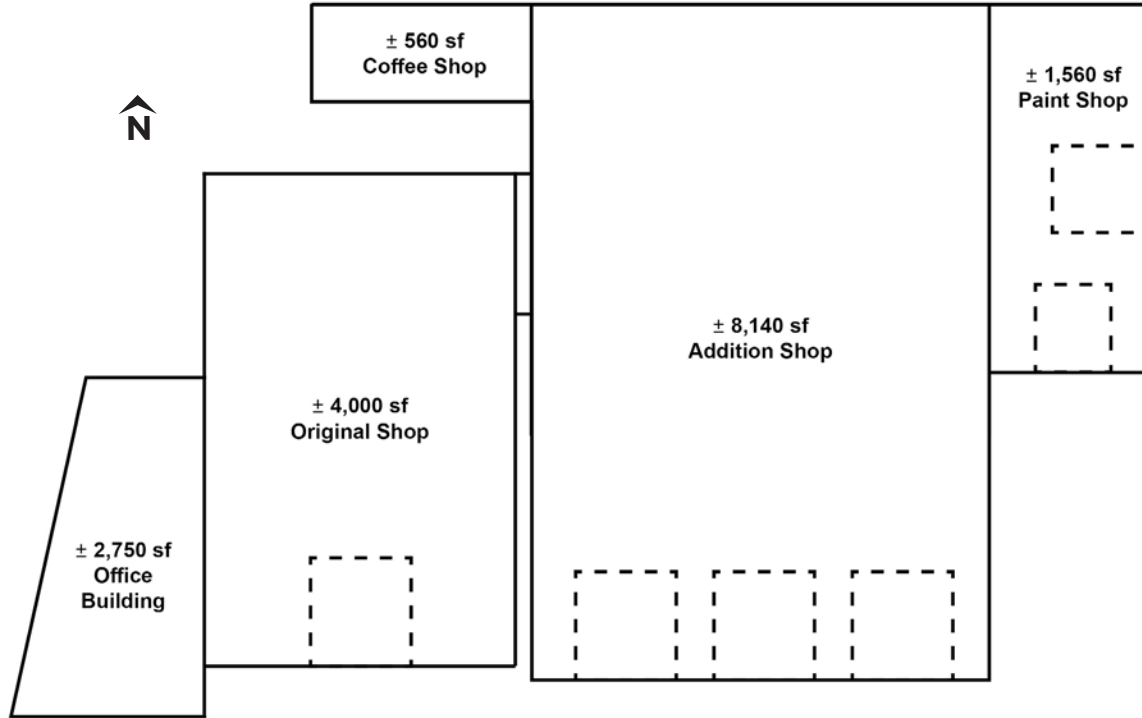
Sale Particulars

| | |
|-----------------|-------------------------------------------|
| Asking Price: | \$765,500 NOW \$745,000 |
| Property Taxes: | \$16,006.35 (2023) |
| Available: | Court approved closing date |



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Building Plan



Building Breakdown

Original Shop

Total Area ± 4,000 sf
Loading 1 drive-in door

Addition Shop

Total Area ± 8,140 sf
Loading 3 drive-in doors

Paint Shop

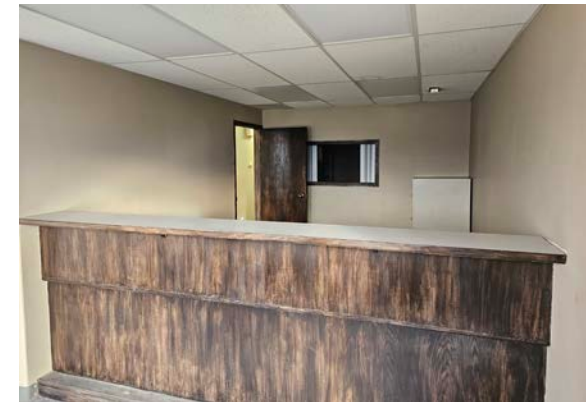
Total Area ± 1,560 sf
Loading 2 drive-in doors

Office Building

Total Area ± 2,750 sf
(over 2 floors)

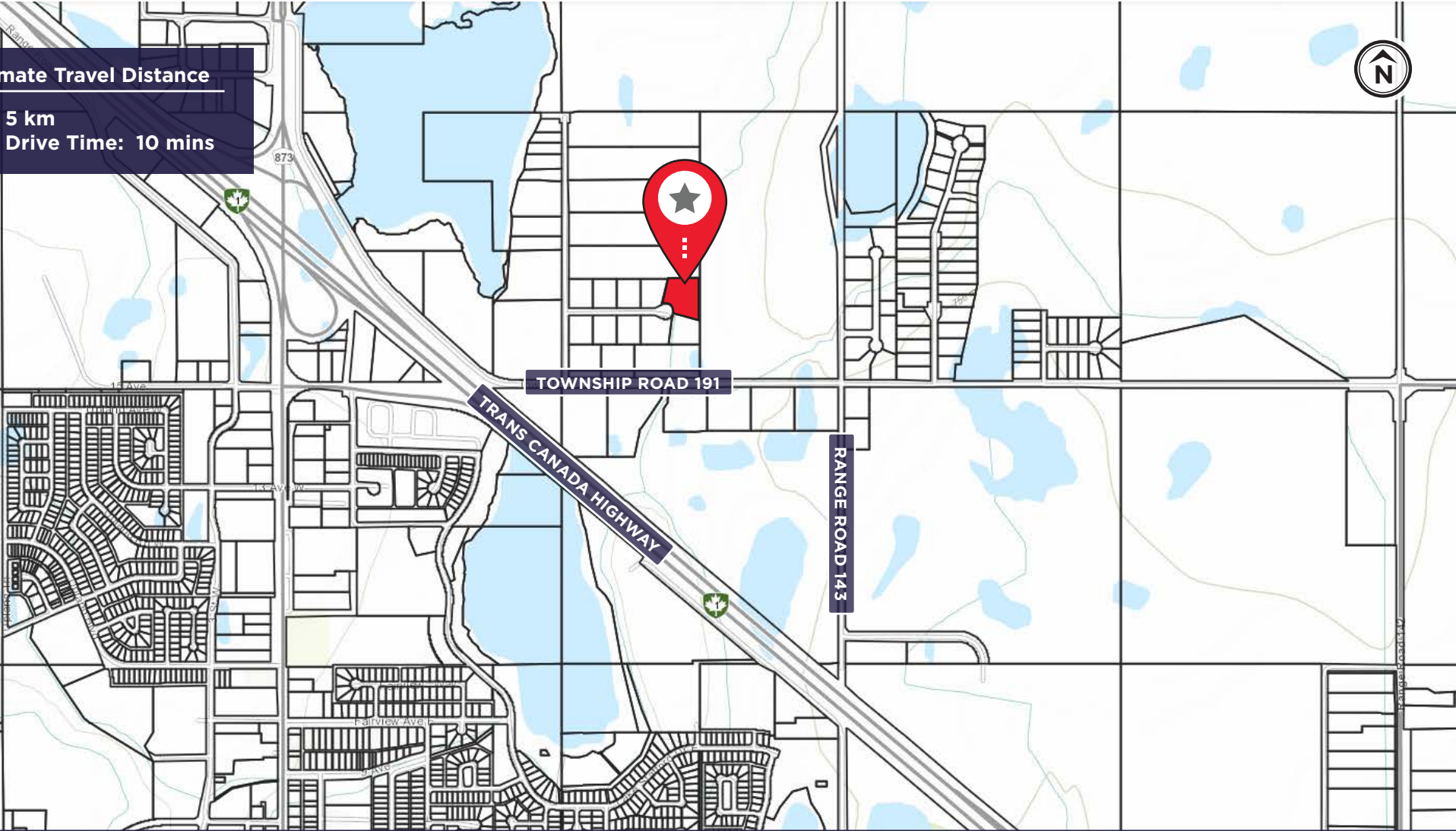
Original Shop

Total Area ± 560 sf



Approximate Travel Distance

Brooks 5 km
Drive Time: 10 mins



FOR MORE INFORMATION, CONTACT

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