FURTHER PRICE REDUCTION

17,010 SF ON 2.62 ACRES

FOR SALE | JUDICIAL LISTING 218 - 143040 TOWNSHIP ROAD 191 NEWELL COUNTY, AB (BROOKS)

403-501-1870



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 sfLoading1 drive-in door

Paint Shop

Total Area± 1,560 sfLoading2 drive-in doors

Original Shop

Total Area ± 560 sf

Addition Shop Total Area ± 8,140 sf

Total Area± 8,140 sfLoading3 drive-in doors

Office Building

Total Area ± 2,750 sf (over 2 floors)



FOR MORE INFORMATION, CONTACT

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