NEW PRICING



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: \$745,000 NOW \$695,000

Property Taxes: \$16,006.35 (2023)

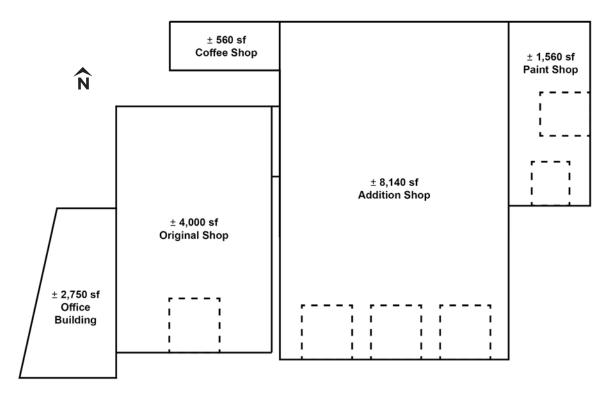
Available: Court approved closing date



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NEWELL COUNTY, AB (BROOKS)

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

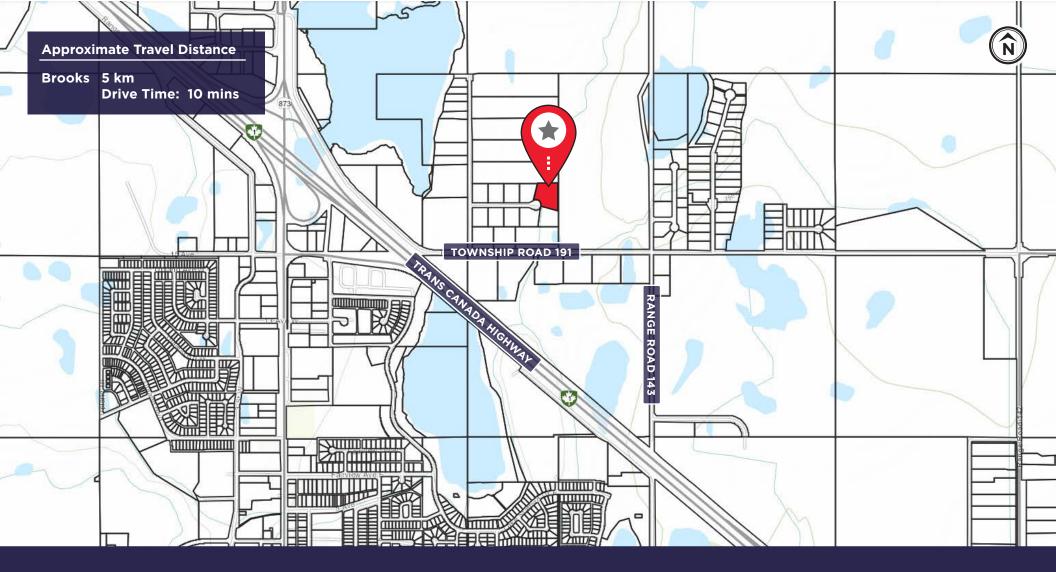
Total Area ± 560 sf











FOR MORE INFORMATION, CONTACT

SEAN FERGUSON

Associate Vice President Industrial Sales & Leasing C: 403 615 1893 sean.ferguson@cushwake.com ALAN FARLEY
Associate Vice President
Industrial Sales & Leasing
C: 403 797 5024
alan.farley@cushwake.com



CUSHMAN & WAKEFIELD ULC 250 - 6 Ave SW, Suite 2400 Calgary, AB T2P 3H7 cushmanwakefield.com

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