

NEW PRICING



A photograph of an industrial building complex under a clear blue sky. The complex consists of several light-colored metal buildings. On the left, a building has a sign for 'CSG Welding' with the phone number '403-501-1870'. In the center, there is a large building with a sign for 'WELDING' and the phone number '403-501-1870'. In front of the buildings, there is a dirt parking lot with several vehicles, including a white truck and a silver SUV. In the foreground, there is a large piece of equipment, possibly a welding rig, and some metal structures.

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

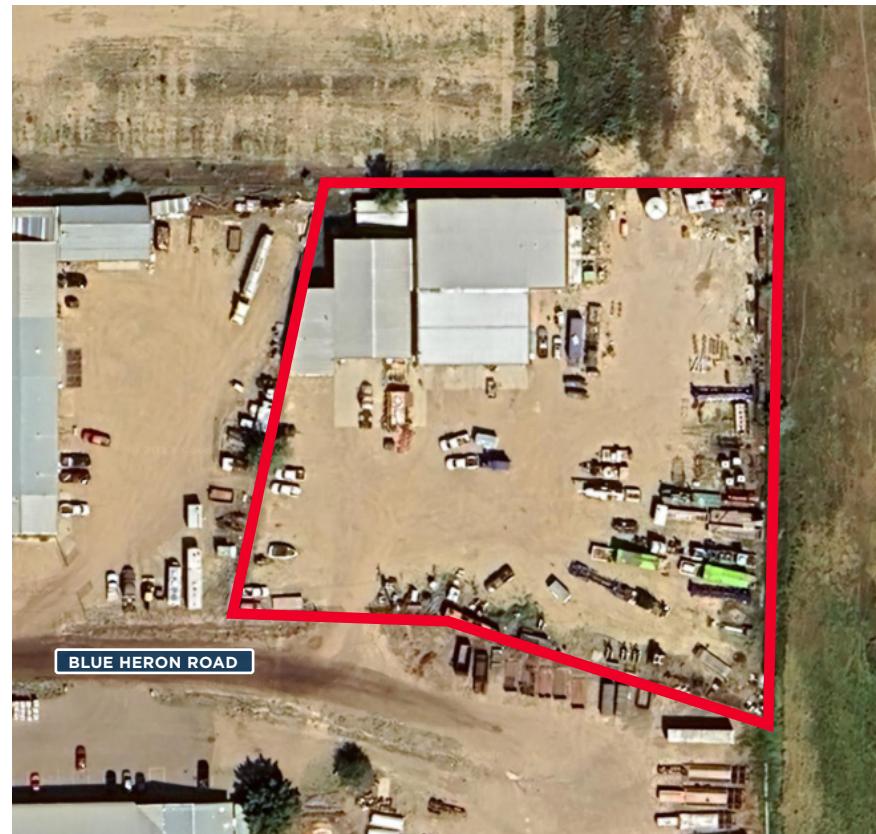
District:	Newell County (Brooks)
Legal Description:	Plan 1710293, Block 1, Lot 12
Site Size:	2.62 acres
Total Building Area:	± 17,010 sf
Loading:	6 drive-in doors
Zoning:	Industrial, General District
Year Built:	2000 (additions in 2001 & 2003)
Power:	400A, 600V (TBV)

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

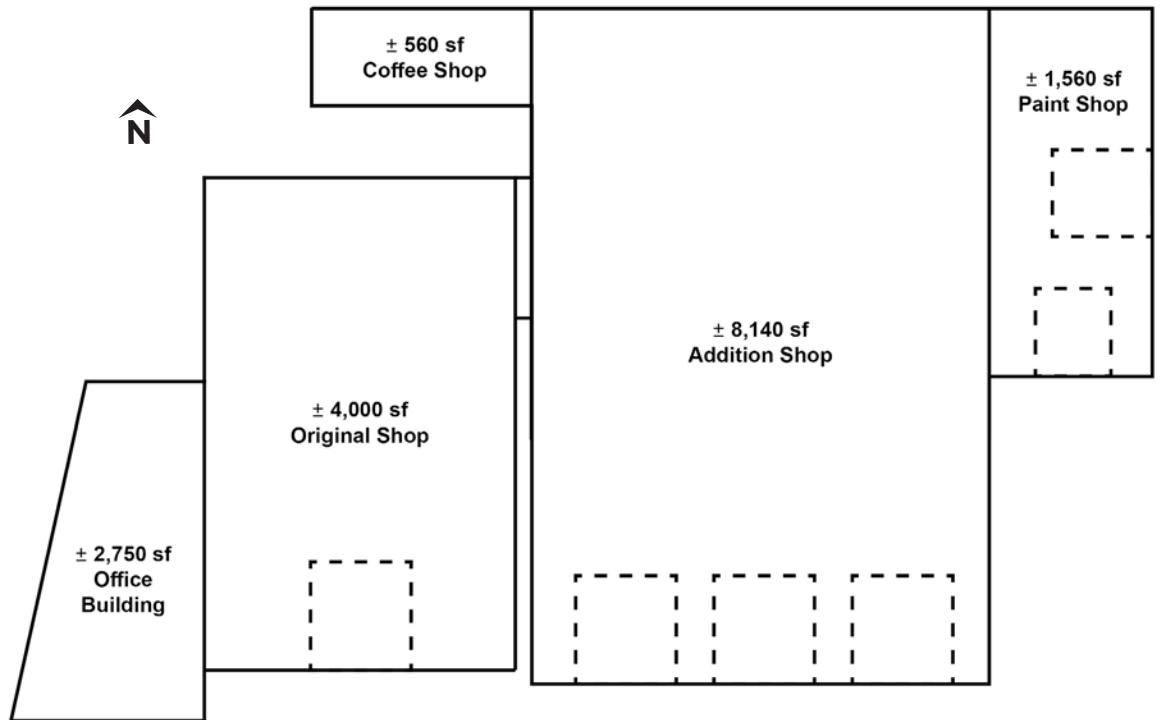
Asking Price:	\$745,000 NOW \$695,000
Property Taxes:	\$10,974.60 (2025)
Available:	Court approved closing date



218 - 143040 TOWNSHIP ROAD 191

NEWELL COUNTY, AB (BROOKS)

Building Plan



Building Breakdown

Original Shop

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

Paint Shop

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

Original Shop

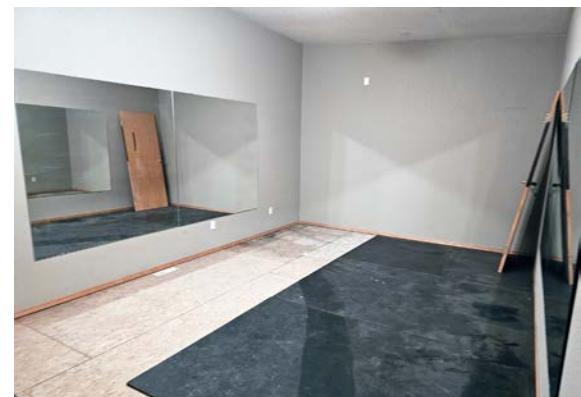
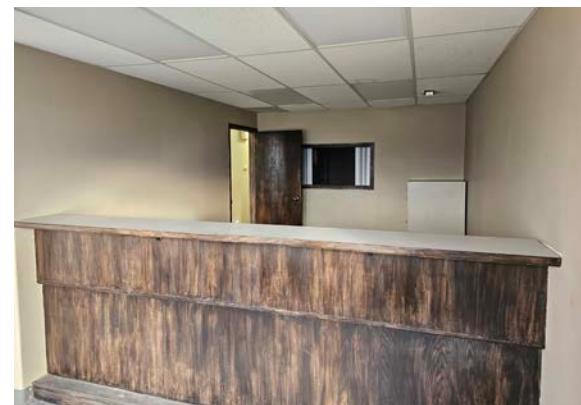
Total Area ± 560 sf

Addition Shop

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

Office Building

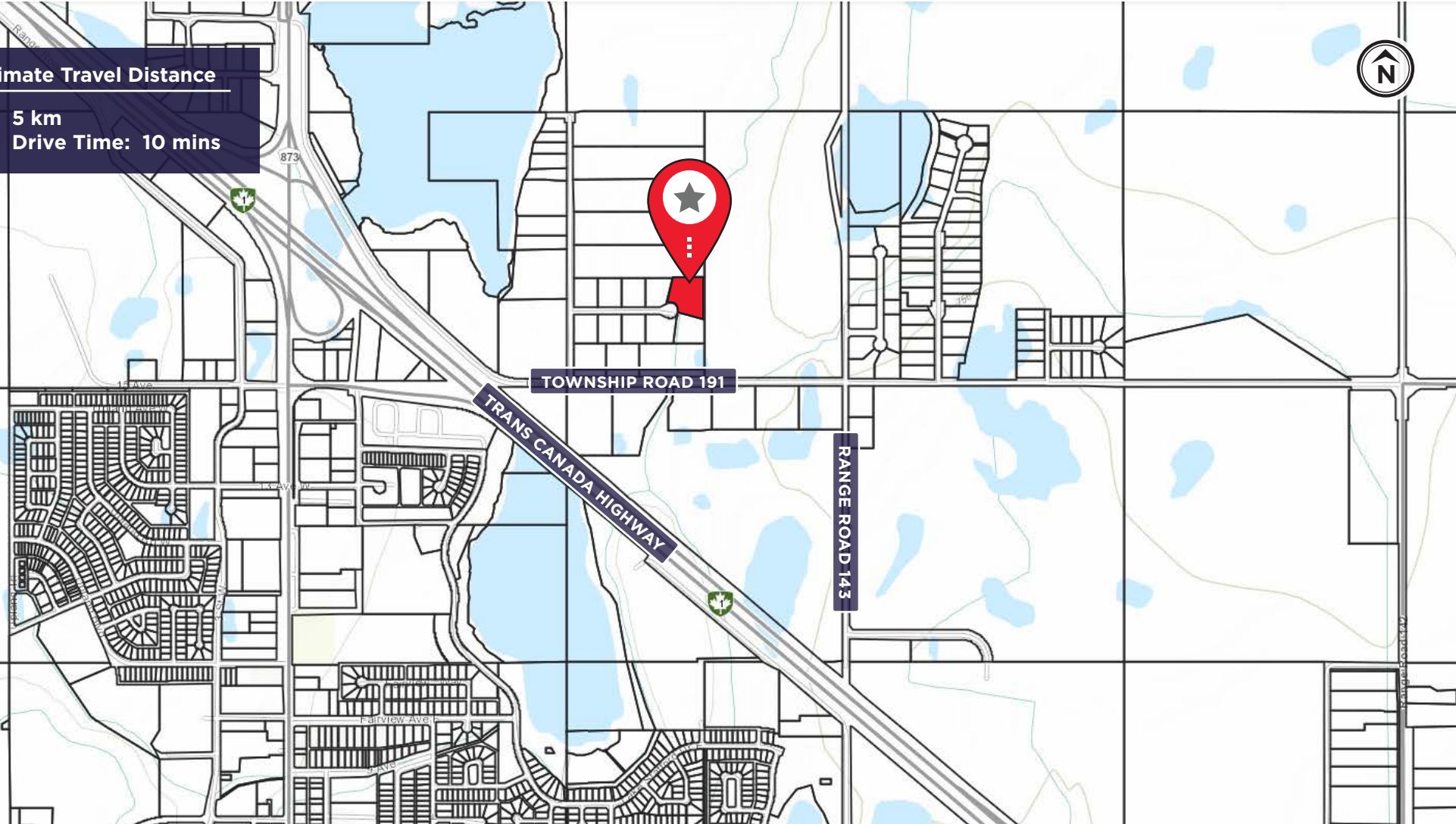
Total Area ± 2,750 sf
(over 2 floors)





Approximate Travel Distance

Brooks 5 km
Drive Time: 10 mins



FOR MORE INFORMATION, CONTACT

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