

**SIGNIFICANT 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

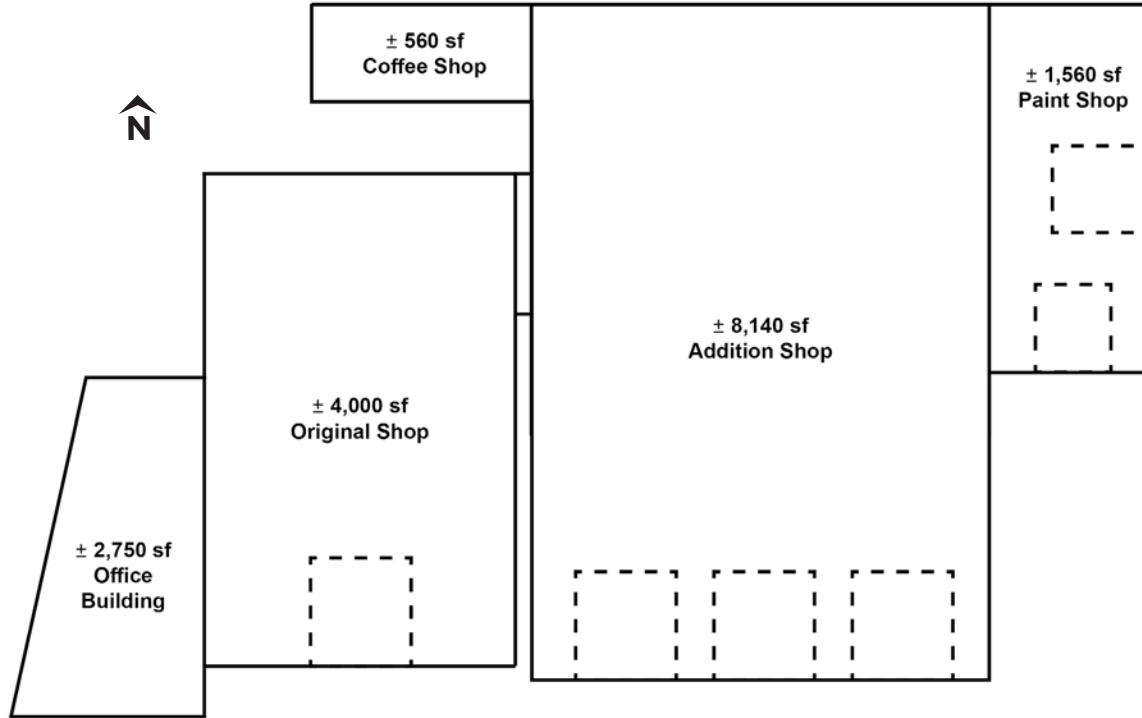
### Sale Particulars

Asking Price:	<del>\$695,000</del> <b>NOW \$670,000</b>
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

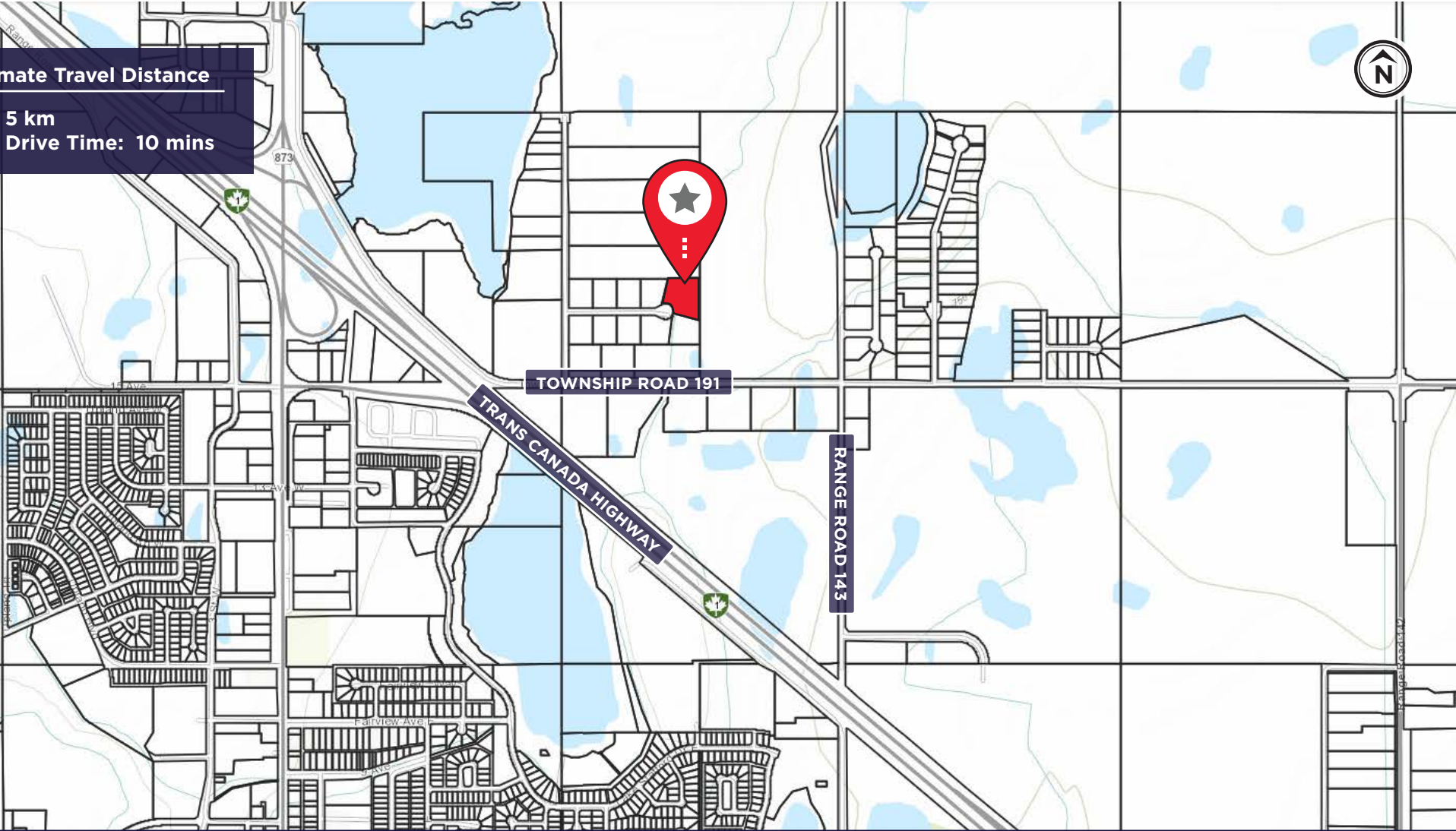
### Office Building

**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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