

SIGNIFICANT PRICE REDUCTION



17,010 SF ON 2.62 ACRES

FOR SALE | JUDICIAL LISTING

218 - 143040 TOWNSHIP ROAD 191

NEWELL COUNTY, AB (BROOKS)



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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

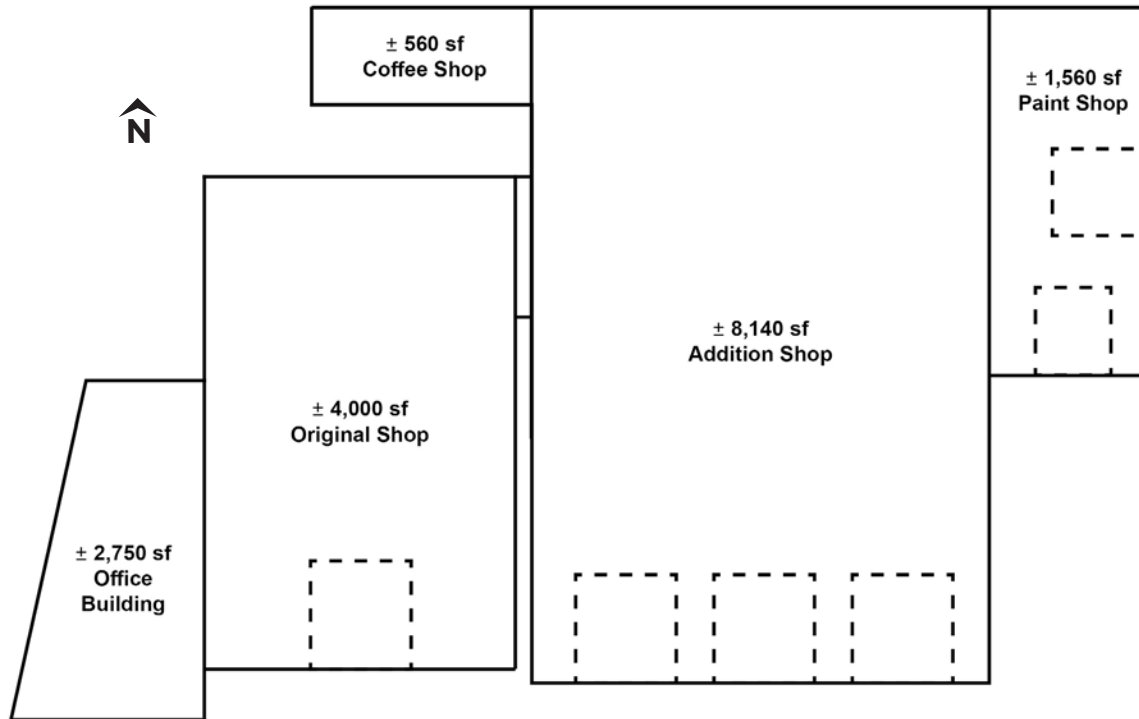
Asking Price:	\$695,000 NOW \$670,000
Property Taxes:	\$9,433.07 (2026)
Available:	Court approved closing date



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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

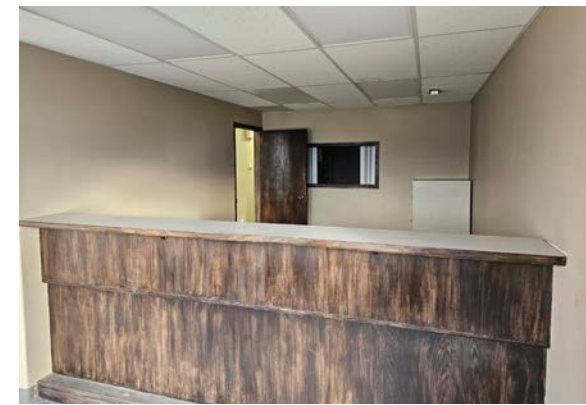
Total Area ± 1,560 sf
Loading 2 drive-in doors

Office Building

Total Area ± 2,750 sf
(over 2 floors)

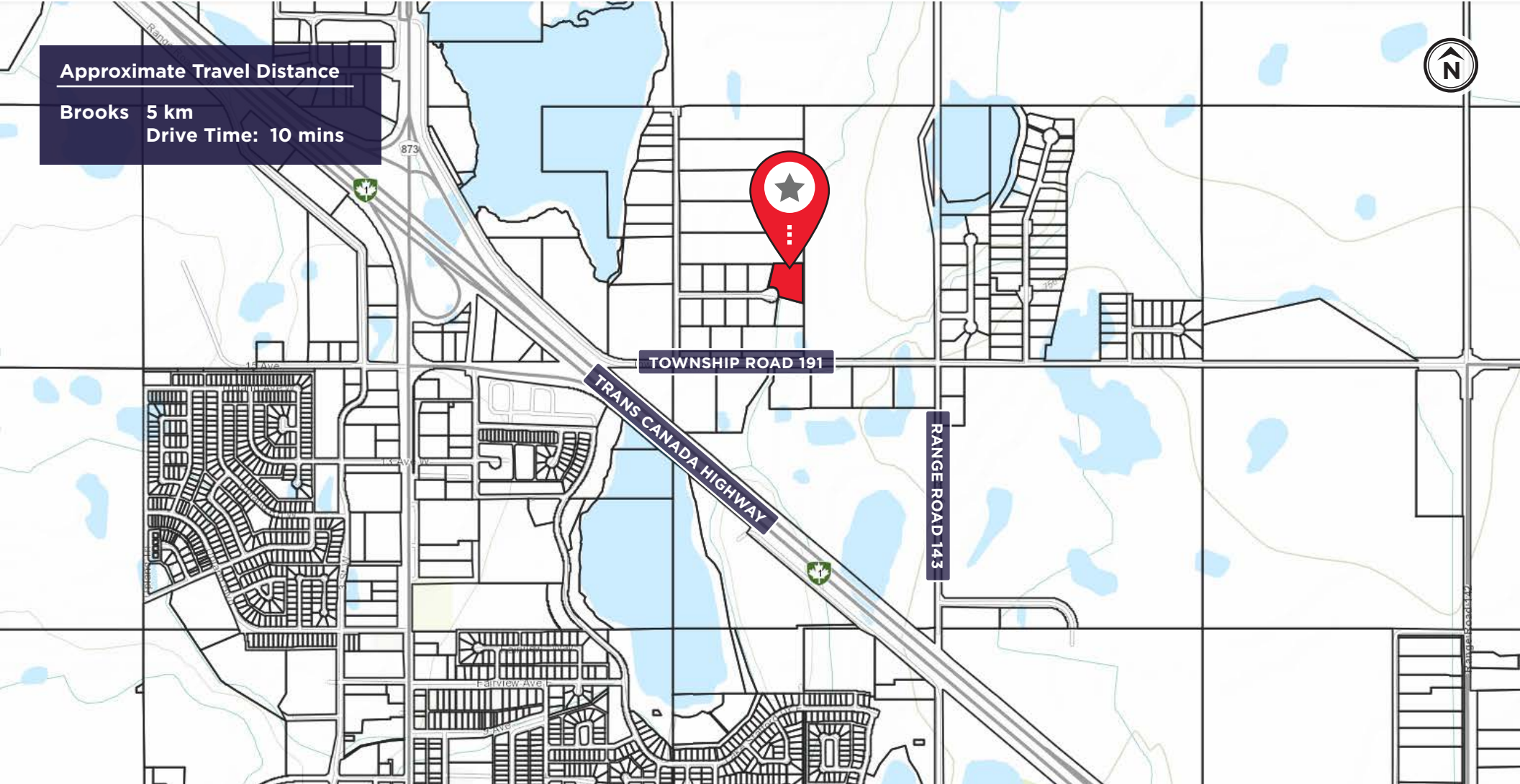
Original Shop

Total Area ± 560 sf



Approximate Travel Distance

Brooks 5 km
Drive Time: 10 mins



FOR MORE INFORMATION, CONTACT

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