

**Hwy 1A Railway Avenue
Rural Newell, County of, Alberta**

MLS # A2042312



\$3,750,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,440 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Mixed

Parking: -

Water: -

Lot Size: 22.64 Acres

Sewer: -

Lot Feat: -

Inclusions: See remarks

Shop 1, 80ft. X 120ft. 9600 sq. ft. Office 24ft X 70ft. 1680 sq. ft. 4 offices, kitchen/lounge, board room, reception area, bathroom and utility area with an office. Built in 2003, Construction is wood frame 12 inch walls with metal clad inside and out. 23.5 ft ceiling height. Energy efficient. 400 Amp 3 Phase power. 7.5 ton overhead crane. Fully equipped wash bay (boiler and 2-8 gallon/minute at 3600 psi wash pumps) and bathroom in shop. 2000 gallon cistern on Rural Water. 2000 gallons septic holding tank. 2000 gallon waste water tank. Gas heat, Large Heated Air Makeup unit. Central Air and Gas heat in the offices. All overhead doors are electric Shop 2, built in 2013, Shop 3 built 2014. Both shops are the same. 100ft. X 100ft 10.000 sq. ft. 4 drive through bays and one drive through wash bay (boiler and 2-8 gallon/minute at 3600 psi wash pumps) All bays are 100ft. long. Bathroom in shop. Construction wood frame with metal clad inside and out. 24 ft. ceiling height. 10 inch walls, Energy efficient. Office 24ft X 60ft. 1440 sq. ft. 3 offices, Kitchen/lounge, board room, Bathroom and utility area. 1 office and board room could be converted to make 2 more offices. Reception area. Each shop has 4000 gallons of water storage on Rural Water. 2000 gallon septic tanks. Large Heated Air Makeup unit in shops. Central air and gas heat in the offices. All overhead doors are electric and have remotes. 22.64 Acres, yards are matted with Geotech matting, filled and graveled. Yards speak for themselves. There are 4 water contracts on this property.