

FOR SALE - JUDICIAL LISTING

218-143040 Township Road 191

Newell County, AB (Brooks)



Property Facts

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)

Sale Particulars

Asking Price \$859,000 NOW \$765,500

Property Taxes \$16,006.35 (2023)

Available Court approved closing date

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

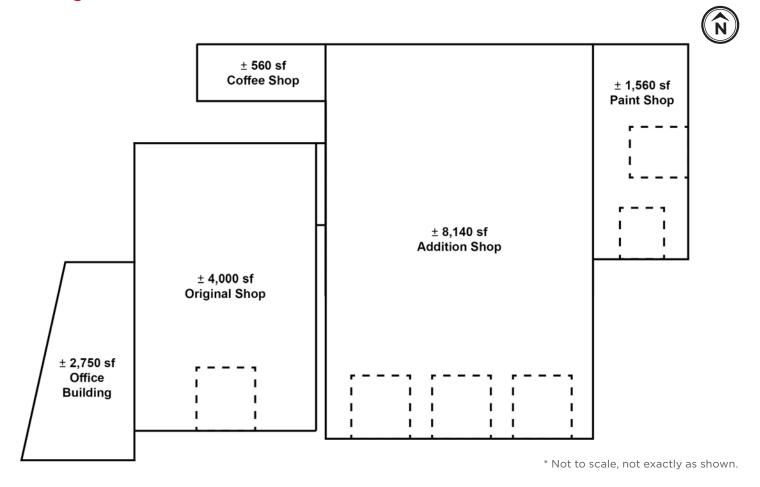
Sean Ferguson

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Building Plan



Building Breakdown Coffee Shop Original Shop Paint Shop Total Area ± 4,000 sf Total Area ± 1,560 sf Total Area ± 560 sf Loading 1 drive-in door Loading 2 drive-in doors **Addition Shop** Office Building Total Area ± 8,140 sf Total Area ± 2,750 sf (over 2 floors) Loading 3 drive-in doors



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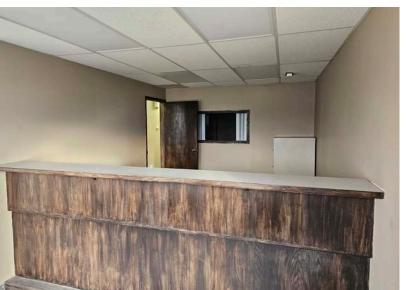
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Map



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