

# \$825,000 - 143078 15 Avenue W, Rural Newell, County of

MLS® #A2183821

**\$825,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Rural Newell, County of, Alberta

Commercial/industrial building in a prime location. Situated on 3.28 acres, it offers excellent visibility and convenient access to the TransCanada Highway.

The property features an industrial flex building, consisting of two connected wood frame arch rib buildings with metal cladding, along with a front wood frame building with metal cladding and a flat membrane roof, constructed in stages. It includes three overhead doors: two measuring 14' X 20' and one at 12' X 11'.

This building is designed to accommodate multiple businesses, presenting a potential for diverse revenue streams. It offers two separate business office spaces, each with a staff area, washrooms, storage, a small storage mezzanine, and a shop area. Additionally, there is ample parking and a spacious yard.

Please do not disturb the current tenants.

Built in 1970

## Essential Information

MLS® #	A2183821
Price	\$825,000
Bathrooms	0.00



Acres	0.00
Year Built	1970
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	143078 15 Avenue W
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T1R 1C4

### Additional Information

Date Listed	December 23rd, 2024
Days on Market	130
Zoning	407

### Listing Details

Listing Office	Century 21 Foothills Real Estate
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