

\$698,500 - 3 Boswell Crescent, Rural Newell, County of

MLS® #A2160158

\$698,500

0 Bedroom, 0.00 Bathroom,
Commercial on 1.01 Acres

NONE, Rural Newell, County of, Alberta

This industrial property has 17,664 sqft. of total space with easy access to TransCanada Highway. The office/mezzanine space is 2,997 sqft. of space which includes 2 offices, reception area, lunch room, 2 - 2 piece washrooms along with forced furnace/air conditioning. The shop area is 14,652 sqft. of open space which includes a 5 ton and 2 ton crane, 3 overhead doors (16x14), 4 overhead radiant heaters for the shop along with a 2,000 gallon cistern and septic tank. This property is minutes from Brooks and has a view of Highway 1.

Built in 1998

Essential Information

MLS® #	A2160158
Price	\$698,500
Bathrooms	0.00
Acres	1.01
Year Built	1998
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	3 Boswell Crescent
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of



Province	Alberta
Postal Code	T1R 0C8

Interior

Heating	Overhead Heater(s), Forced Air, Natural Gas
Cooling	Partial

Exterior

Roof	Metal
Construction	Metal Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Days on Market	345
Zoning	Industrial

Listing Details

Listing Office	Manor Hill Realty YYC Inc.
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