

# \$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.
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.