

# \$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 Forced Air, Natural Gas, Overhead Heater(s)  
Cooling Partial

### **Exterior**

Roof Metal  
Construction Metal Frame, Metal Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed August 23rd, 2024  
Days on Market 225  
Zoning Industrial

### **Listing Details**

Listing Office Manor Hill Realty YYC Inc.

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