

# \$599,000 - 3 Boswell Crescent, Rural Newell, County of

MLS® #A1143597

## \$599,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 1 Acres

NONE, Rural Newell, County of, Alberta

#1 HIWAY VISIBILITY - 1998 metal frame  
12,800 sq ft shop with 2800 sq ft mezzanine.  
30'x 60' sq ft addition has 2 offices , lunch  
area, 2 -2pc washrooms. Ceiling height is 20',  
3-14'(w) 16 '(h) automatic over head doors , 5  
ton and 7 ton crane, included, 3 Phase power,  
4 overhead radiant heaters for the shop,  
forced air furnace and a/c in the office space  
2000 gallon cistern, and a septic tank.The lot  
is 1.43 acres, shared County right of way  
entry, gravelled lot.  
Immediate possession !

Built in 1998

## Essential Information

MLS® #	A1143597
Price	\$599,000
Bathrooms	0.00
Acres	1.00
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

### **Amenities**

Utilities Electricity Connected

### **Interior**

Heating Overhead Heater(s), Natural Gas

Cooling Partial

### **Exterior**

Roof Metal

Construction Metal Frame, Metal Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed September 2nd, 2021

Days on Market 54

Zoning Industrial

### **Listing Details**

Listing Office Courtesy Of MaxWell Capital Realty

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