

\$1,750,000 - 184075 7th Street E, Rural Newell, County of

MLS® #A2249742

\$1,750,000

0 Bedroom, 0.00 Bathroom,
Land on 6.30 Acres

NONE, Rural Newell, County of, Alberta

Located in Brooks, Alberta, this property offers two industrial buildings on 6.3 acres of Business Rural land. Includes a 7,500 sq. ft. warehouse and a 4,654 sq. ft. bulk storage warehouse. Site features a 25-car rail siding (currently decommissioned but available), providing excellent potential for future rail service. Ample space and zoning allow for a wide range of development and business opportunities. 7% Cap Rate at asking price.

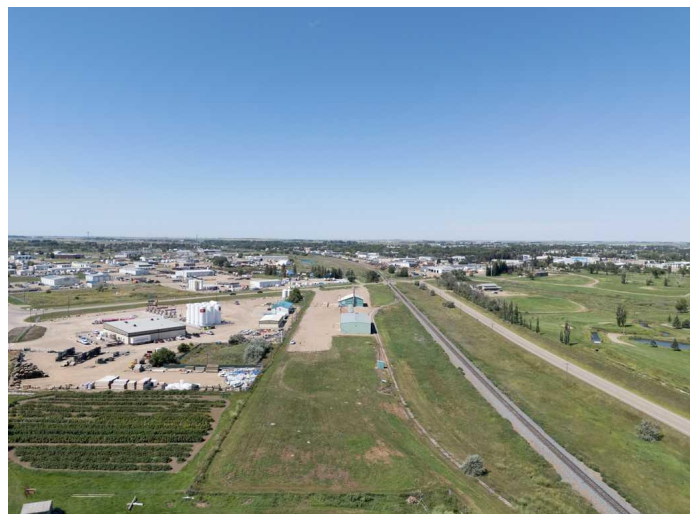
Essential Information

MLS® #	A2249742
Price	\$1,750,000
Bathrooms	0.00
Acres	6.30
Type	Land
Sub-Type	Industrial Land
Status	Active

Community Information

Address	184075 7th Street E
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T1R 1B4

Additional Information



Date Listed	August 18th, 2025
Days on Market	18
Zoning	B-RUR

Listing Details

Listing Office	RE/MAX Key
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