

# \$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.

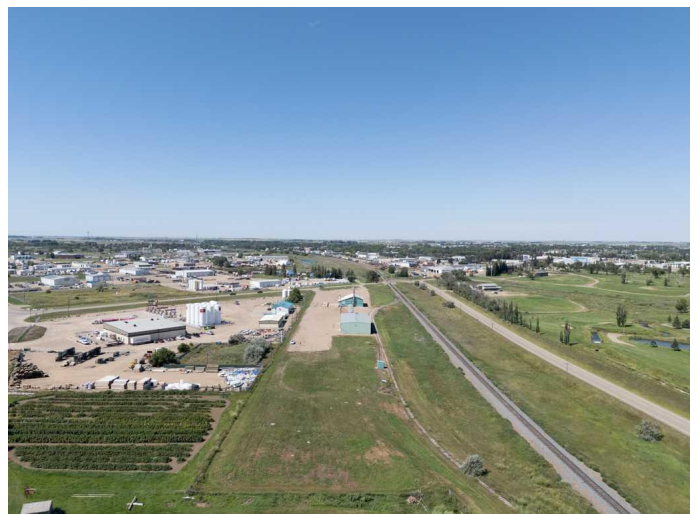
## Essential Information

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	4
Zoning	B-RUR

### **Listing Details**

Listing Office	RE/MAX Key
----------------	------------

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.