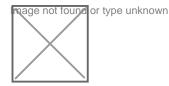


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503 2 AVENUE E FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationBrooks, Alberta

Listing ID: 26740

MLS ID: A2168555

\$205,000



[△] ROD WILSON

2 (403) 548-0156

■ ROYAL LEPAGE COMMUNITY REALTY

403-528-4222

503 2 Avenue E, Brooks , Alberta T1R 0H6

Transaction Type

For Sale

Days On Market

274

Zoning

I-L

Subdivision

East End

Building TypeFree-Standing

Year Built 1965

Structure Type

Industrial

Property Type Commercial Property Sub Type

Mixed Use

Legal Plan

5111FW

Building Area (Sq. Ft.)

Building Area (Sq. M.)

1440.00

133.78

Lot Size (Sq. Ft.)

5000

Lot Size (Acres)

0.11

Construction Type

Metal Siding, Wood Frame

Roof Metal Foundation

Slab

Cooling None

Heating

Forced Air, Natural Gas

A ---

Access to Property

Inclusions

Direct Access

N/A

Restrictions
None Known

ReportsAppraisal

Prime Commercial Opportunity on Corner Lot with High Traffic Exposure Discover the potential of this versatile 1,200 sq. ft. single-story commercial building located on a prominent corner lot, offering excellent visibility and easy access. The property boasts a large open office space that can be customized for a variety of business uses, from retail to professional services. Each workspace is equipped with its own heating system, ensuring comfort throughout the year. Key features include: • Metal roof and siding for durability and low maintenance. • A spacious garage with a convenient roll-up door, perfect for storage or operational needs. • Single bathroom and practical layout to support day-to-day business operations. • Ample extra parking for staff and clients, a rare find in high-traffic areas. Zoned for commercial use, this property's flexible design allows for endless possibilities. Whether you're expanding your business or starting a new venture, this well-maintained building is ready to support your growth. Don't miss out on this prime opportunity. Call for your private viewing!!

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