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## 503 2 AVENUE E FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Brooks, Alberta



**Listing ID:**  
26740


**MLS ID:**  
A2168555

**\$205,000**



 **ROD WILSON**  
 (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 Type**

Free-Standing

**Year Built**

1965

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

5111FW

**Building Area (Sq. Ft.)**

1440.00

**Building Area (Sq. M.)**

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

**Access to Property**

Direct Access

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Appraisal

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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