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## 50 UPLAND BOULEVARD W FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Brooks, Alberta

Listing ID: 26893

MLS ID: A2178921

\$1,200,000



- A TAMMY CYR
- **(403)** 793-0249
- □ Century 21 Foothills Real Estate
- **403-793-2120**
- 50 Upland Boulevard W, Brooks , Alberta T1R 0N9

**Transaction Type** 

For Sale

**Days On Market** 

354

**Zoning** C-G

Subdivision

Central

Year Built

2019

Structure Type Mixed Use

**Property Type** 

Commercial

**Property Sub Type** 

Mixed Use

Legal Plan 2210264

Building Area (Sq. Ft.)

6500.00

Building Area (Sq. M.)

603.86

Lot Size (Sq. Ft.)

35922

Lot Size (Acres)

0.82

Inclusions

N/A

Restrictions
None Known

Reports

None

PRIME COMMERCIAL PROPERTY!! Built in 2018-19 this property has great exposure to a high traffic area & sits on a .83 acre lot providing you with ample parking. This property provides you with plenty of options - if you're looking for your own professional space OR if you're looking for an Investment Property, this could be it! The 6500 square foot space features a reception & waiting area, office space, examination rooms, surgical procedure rooms, x-ray room, kitchen area, laundry area, 1 half bath & a 3 piece bath plus 30 X 34 garage/shop area with a 10' overhead door . The building is at ground level for easy access & wheel chair accessible. Zoned Commercial General. BUILDING & LAND FOR SALE ONLY!! Please do NOT disturb the Tenants.

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