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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**



 **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**

229

**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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