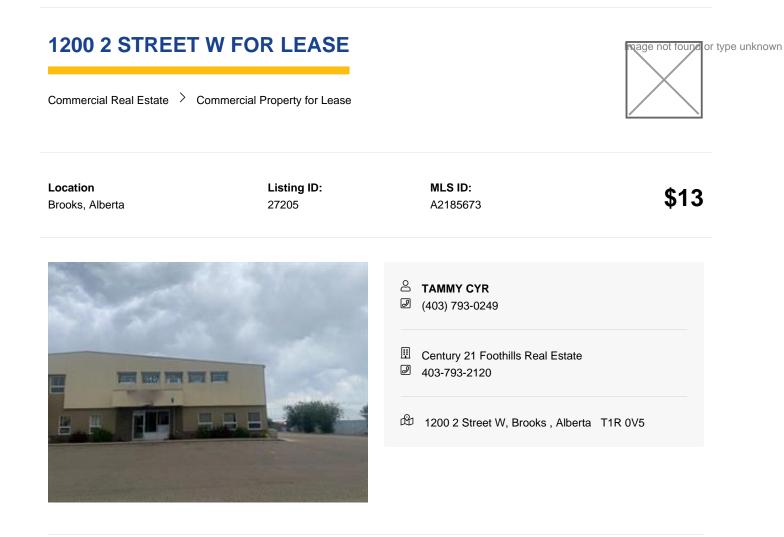


Generated: Jul 2, 2025, 6:41:12

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Transaction Type	Days On Market	Lease Amount
For Lease	176	13.00
Lease Frequency	Zoning	Subdivision
Monthly	DC	North End
Year Built	Structure Type	Property Type
2002	Mixed Use	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Mixed Use	7500.00	696.77
Inclusions	Restrictions	Reports

None Known

N/A

HIGH traffic area - great VISIBILITY off of 2nd Street West - located at the north end of Brooks - just off HIGHWAY #1. TOTAL 7500 sq ft. on the main level. Office area: 2500 sq ft - 4 large offices, 1 office with private 3 piece bathroom - large reception area (entrance on south side) - 2nd reception area (entrance from the front of the building) & 2 - 1/2 baths. Warehouse area: 5000 sq ft - Perfect for Logistic Company - oversized loading doors - 1 - 16' X 16' door - 1 -9X9 doors with automatic hydraulic dock plates - 2 - 8' X 8' doors with manual dock plates. Ceiling height - about 20 feet. The mezzanine offers a large boardroom & additional storage. This is a great location for many different types of business. LOTS of parking.

None

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. 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.