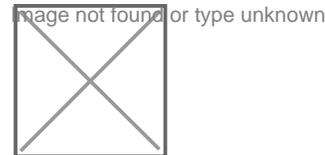


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1308 2A STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Brooks, Alberta

Listing ID:
27627

MLS ID:
A2062920

\$3,210,000



 **MIKE FLEMING**
 (403) 863-7217

 **MICHAEL FLEMING REALTY CORP.**
 403-208-3500

 1308 2A Street W, Brooks , Alberta T1R 0V5

Transaction Type For Sale	Title Fee Simple	Days On Market 727
Zoning C-G	Subdivision North End	Building Type Strip Mall
Year Built 1979	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 7711348	Building Area (Sq. Ft.) 17589.00
Building Area (Sq. M.) 1634.06	Lot Size (Sq. Ft.) 67082	Lot Size (Acres) 1.54
Construction Type Concrete	Roof Flat Torch Membrane	Foundation Slab
Heating Boiler,Natural Gas	Lot Features City Lot,Paved,Street Lighting	Access to Property Paved Road,Strip Shopping Mall
Inclusions All items owned by the Seller required to operate the strip mall	Restrictions None Known	Reports Pro-Forma

Brooks Plaza, located in the best possible retail commercial area of Brooks, easy access and tremendous exposure. Very well maintained property by a long term owner, who has looked after all of the operating systems and building structure in the best way. This property always attracts great tenants and the owner has had tremendous success with many long term tenants. Over the past 20 years the level of occupancy in this plaza has been exceptional. Please do not disturb tenants. Please see the supplements for rents and expenses.

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