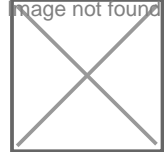


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

521 INDUSTRIAL ROAD FOR SALE

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Commercial Real Estate > Commercial Property for Sale



Location
Brooks, Alberta



Listing ID:
30630


MLS ID:
A2222117

\$595,000



 **ROD WILSON**
 (403) 548-0156

 ROYAL LEPAGE COMMUNITY REALTY
 403-528-4222

 521 Industrial Road , Brooks , Alberta T1R 1B9

Transaction Type For Sale	Days On Market 337	Zoning IG
Subdivision NONE	Building Type Free- Standing,Manufacturing,Warehouse	Year Built 1985
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 8510968	Building Area (Sq. Ft.) 8772.00	Building Area (Sq. M.) 814.94
Lot Size (Sq. Ft.) 36980	Lot Size (Acres) 0.85	Construction Type Metal Frame,Metal Siding
Roof Metal	Foundation Poured Concrete	Cooling Other
Heating Forced Air	Access to Property Direct Access	Inclusions N/A
Restrictions Call Lister	Reports Other Documents	

For sale good, solid industrial building measuring 8772 sq. ft., with front office. Office area has 3 offices, and reception area, 2 bathrooms, and coffee room. There is a mezzanine storage area above the office area. Shop area is 126x61', with two overhead doors at the back of the building. Large back yard for storage, and trucks. Yard is chain link fenced. excellent exposure on main thoroughfare.

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