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## 521 INDUSTRIAL ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Brooks, Alberta

**Listing ID:**  
30630

**MLS ID:**  
A2222117

**\$595,000**



 **ROD WILSON**  
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 **ROYAL LEPAGE COMMUNITY REALTY**  
 403-528-4222

 **521 Industrial Road , Brooks , Alberta T1R 1B9**

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 274	<b>Zoning</b> IG
<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing,Manufacturing,Warehouse	<b>Year Built</b> 1985
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 8510968	<b>Building Area (Sq. Ft.)</b> 8772.00	<b>Building Area (Sq. M.)</b> 814.94
<b>Lot Size (Sq. Ft.)</b> 36980	<b>Lot Size (Acres)</b> 0.85	<b>Construction Type</b> Metal Frame,Metal Siding
<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete	<b>Cooling</b> Other
<b>Heating</b> Forced Air	<b>Access to Property</b> Direct Access	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister	<b>Reports</b> 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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