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## 329 9 STREET E FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Brooks, Alberta



**Listing ID:**  
31031


**MLS ID:**  
A2232181

**\$385,000**



 **RHONDA BELLAMY**  
 (403) 501-9472

 Century 21 Maximum  
 587-272-0221

 329 9 Street E, Brooks , Alberta T1R0K2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> C-G
<b>Subdivision</b> East End	<b>Year Built</b> 1995	<b>Structure Type</b> Warehouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse	<b>Legal Plan</b> 7611237
<b>Building Area (Sq. Ft.)</b> 4400.00	<b>Building Area (Sq. M.)</b> 408.77	<b>Heating</b> Overhead Heater(s),Forced Air
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Versatile Commercial Building with Prime Functional Space. Discover exceptional potential in this 4,400 sq ft commercial property, ideal for a variety of business operations. Designed for efficiency and flexibility, the building features two spacious bays, both equipped with 14 ft overhead doors to accommodate large vehicles or equipment with ease. At the front of the building, 3 offices, perfect for administrative tasks or client meetings, three bathrooms to comfortably serve staff and visitors. A functional mezzanine level adds valuable additional space—ideal for storage, or customized use. Currently separated into 2 bays with offices and bathrooms for both. Front & rear parking. Whether you're expanding an existing enterprise or launching something new, this building offers the layout and location to support your growth. Clean, accessible, and built to perform—it's ready for your vision.

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