

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.

## 116 1 STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Brooks, Alberta

**Listing ID:**  
31624

**MLS ID:**  
A2246313

**\$437,000**



 **KATE MCLEAN**  
 (403) 501-9001

 Harvest Real Estate

 116 1 Street W, Brooks , Alberta T1R 0G1

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	165	CC
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Downtown	1962	Low Rise (2-4 stories)
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Mixed Use	2859R
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
12472.00	1158.68	none
<b>Restrictions</b>	<b>Reports</b>	
See Remarks	None	

This building is located in the downtown core of Brooks, AB with over 12,000 square feet the development options are endless. The upper level is host to 8 individual bachelor suites that has potential for a generous monthly revenue. The suites need to be completed but have been taken down to the studs, some with fresh drywall. The lower level was once a hotel bar but it has also been taken down to the studs and ready for you to develop. with a shortage of commercial retail space for rent it could provide multiple units to accommodate the shortage. Call today to discuss and GET MOVING IN THE RIGHT DIRECTION!

**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™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.