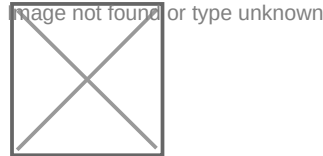


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

131 2 STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Brooks, Alberta

Listing ID:
31628

MLS ID:
A2246629

\$195,000



 **BRAD STOLSON**
 (403) 793-3776

 RE/MAX Main Street Realty
 403-362-0123

 131 2 Street W, Brooks , Alberta T1R 1C5

Transaction Type For Sale	Title Fee Simple	Days On Market 41
Zoning CC	Subdivision Central	Building Type Free-Standing, Old Time, Retail, See Remarks, Street Level Storefront
Year Built 1943	Structure Type Other	Property Type Commercial
Property Sub Type Retail	Legal Plan 2859R	Building Area (Sq. Ft.) 6135.00
Building Area (Sq. M.) 569.96	Lot Size (Sq. Ft.) 6000	Lot Size (Acres) 0.14
Cooling Central Air	Heating Forced Air, Natural Gas	Inclusions Cinema related equipment (all Sold As is Where is)
Restrictions Encroachment	Reports Environmental Phase 1, Environmental Phase 2	

Discover the charm and character of this historic landmark in the heart of Brooks, Alberta! A unique opportunity to own a piece of local history. This former theatre, with its heritage stands as a testament to the cultural legacy of our community. Step inside to experience the grandeur of the past, with high ceilings and a sense of nostalgia. The interior offers potential for creative redevelopment. Imagine transforming the main auditorium into a unique space. Alternatively, consider repurposing the space for commercial use, taking advantage of its central location and architectural distinction to create a one-of-a-kind venue. Of course maintaining as a theatre is also a great possibility! This Icon theatre is situated in a prime location. Its proximity to local amenities, businesses, and community hubs makes it an ideal investment for those seeking to be at the heart of the town's vibrant life. Whether you envision a boutique or an artistic studio, or a thriving business, this heritage theatre offers a canvas for your imagination. Don't miss the chance to be a part of preserving our town's legacy – seize this extraordinary real estate opportunity today!

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