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## RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Brooks, Alberta

**Listing ID:**  
32800

**MLS ID:**  
A2269438

**\$575,000**



 **TRACY HAZZARD**  
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 403-362-9700

 124 2 Street W, Brooks , Alberta T1R 1C8

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Business Name</b>
For Sale	85	Home Hardware
<b>Business Type</b>	<b>Zoning</b>	<b>Subdivision</b>
Retail	C-C	Downtown
<b>Building Type</b>	<b>Year Built</b>	<b>Structure Type</b>
Retail	1947	Retail
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Business	2859R
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
8926.00	829.25	6000
<b>Lot Size (Acres)</b>	<b>Construction Type</b>	<b>Roof</b>
0.14	Concrete,Mixed	Rubber
<b>Foundation</b>	<b>Electric</b>	<b>Heating</b>
Poured Concrete	200 Amp Service	Forced Air,Natural Gas
<b>Lot Features</b>	<b>Commercial Amenities</b>	<b>Access to Property</b>
Back Lane,Interior Lot	Lunchroom,Outside Storage,See Remarks,Storage,Storefront	Accessible to Major Traffic Route,Direct Access
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
Furniture, fixtures, equipment and inventory to be determined at time of offer.	See Remarks	Annual Property Operating Data,Financial Statements,Other Documents

A Longstanding Local Business Opportunity! Here's your chance to own and operate a well established Home Hardware store that has proudly served Brooks and area by the same family / owners since 1980. Located in the heart of downtown, this business has been a staple in the community for decades known for exceptional service, trusted advice, and for carrying those hard-to-find items customers can't get anywhere else. This turnkey business offers a diverse selection of home goods, repair materials, and improvement supplies, appealing to both homeowners and contractors. The sale includes all inventory, which represents a significant portion of the list price, providing immediate value and income potential for the buyer. Whether you're a hands on entrepreneur ready to take over a respected family-run business or an investor looking to expand your retail portfolio, this opportunity combines location, reputation, and profitability. (Note: The building and land are available separately MLS#A2269455, purchase together for a complete owner-operator package.)

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