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124 2 STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Brooks, Alberta



Listing ID:
32802


MLS ID:
A2269455

\$465,000



 **TRACY HAZZARD**
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 Royal LePage Community Realty
 403-362-9700

 124 2 Street W, Brooks , Alberta T1R 1C8

Transaction Type For Sale	Title Fee Simple	Days On Market 82
Zoning C-C	Subdivision Downtown	Building Type Retail
Year Built 1947	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 2859R	Building Area (Sq. Ft.) 8927.00
Building Area (Sq. M.) 829.34	Lot Size (Sq. Ft.) 6000	Lot Size (Acres) 0.14
Construction Type Concrete,Mixed	Roof Rubber	Foundation Poured Concrete
Electric 200 Amp Service	Heating Forced Air,Natural Gas	Lot Features Back Lane,Interior Lot
Commercial Amenities Lunchroom,Outside Storage,See Remarks,Storage,Storefront	Access to Property Accessible to Major Traffic Route,Direct Access	Inclusions List to be provided
Restrictions See Remarks	Reports Appraisal	

Prime opportunity to own a well maintained commercial property located in the thriving downtown core of Brooks. Situated along the main commercial corridor, this property offers excellent visibility, foot traffic, and convenient access for both customers and suppliers. The main building measures 50' x 80' with a total of 3,982 sqft on the main floor and a developed basement offering 4,000 sqft of additional space. A 945 sqft attached rear warehouse provides practical storage and workspace, complete with an 8' x 10' overhead door for easy loading/unloading. There is also a fenced and gated outdoor storage area measuring 15' x 27'. Inside, the main level features a large open retail display area, office, storage room and a 2pce bathroom. The lower level offers additional retail display space, a utility and storage areas and a second 2pce bathroom. The rear warehouse includes an ideal inventory storage area along with two more offices, one currently serving as a lunchroom. Updates and features include a membrane roof installed in 2013, ribbed metal cladding on the front of the building, 4 forced-air furnaces, a 40-gallon hot water tank, and 200-amp electrical service. This property presents a rare opportunity for an owner-operator or investor to secure a solid, functional building in a bustling downtown location. (Note: The Home Hardware business currently occupying the space is also available for sale separately MLS#A2269438, purchase together for a complete owner-operator package.)

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