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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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 124 2 Street W, Brooks , Alberta T1R 1C8

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