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259 AQUADUCT DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Brooks, Alberta

Listing ID:
33815

MLS ID:
A2282715

\$549,000



 **TRACY HAZZARD**
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 259 Aquaduct Drive , Brooks , Alberta T1R 1E4

Transaction Type	Title	Zoning
For Sale	Fee Simple	I-G
Subdivision	Building Type	Year Built
South Industrial	See Remarks	1975
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
7510755	7360.00	683.76
Lot Size (Sq. Ft.)	Lot Size (Acres)	Construction Type
133293	3.06	Concrete
Roof	Foundation	Cooling
Tar/Gravel	Slab	Other
Heating	Access to Property	Inclusions
Forced Air,Natural Gas,Radiant	Direct Access	All existing office furniture and equipment will remain with the property.
Restrictions	Reports	
None Known	None	

Versatile Industrial Property with Two Shops on Two Lots in Brooks South Industrial Park Excellent opportunity to acquire two industrial lots with two shop buildings located in the desirable Brooks South Industrial Park. This offering includes the main parcel at 259 Aquaduct Drive along with the adjoining lot at 259 Canal Street, providing flexibility, functionality, and strong yard space. The main shop offers approximately 7,360 sq. ft. of developed space. The front features 1,760 sq. ft. of office area, consisting of multiple private offices and a washroom, ideal for administrative or customer facing operations. The primary shop area spans approximately 4,000 sq. ft. and includes 3 overhead doors, multiple parts/storage rooms, a washroom with shower, and a mezzanine for additional storage or workspace. Completing the building is a 1,600 sq. ft. drive-through bay with overhead doors at both ends, allowing for efficient vehicle or equipment flow. The second shop building measures approximately 3,930 sq. ft. and provides additional utility space. This includes a 2,880 sq. ft. open, unheated shop area with 2 overhead doors, as well as a 1,050 sq. ft. section equipped with 2 smaller overhead doors, suitable for storage, service work, or secondary operations. The property is complemented by a large, fully fenced and gated yard with compacted gravel surfacing, offering excellent space for equipment, fleet parking, or outdoor storage. Additional parking is available at the front, enhancing accessibility for staff and clients. Priced below assessed value, don't miss this opportunity to secure a multi-building industrial property with excellent functionality in a prime Brooks industrial location.

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