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## 116 1 STREET W FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Brooks, Alberta

**Listing ID:**  
33935

**MLS ID:**  
A2284773

**\$437,000**



 **KATE MCLEAN**  
 (403) 501-9001

 Harvest Real Estate

 116 1 Street W, Brooks , Alberta T1R 0G1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 98	<b>Zoning</b> CC
<b>Subdivision</b> Downtown	<b>Year Built</b> 1962	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2859R
<b>Building Area (Sq. Ft.)</b> 12472.00	<b>Building Area (Sq. M.)</b> 1158.68	<b>Inclusions</b> none
<b>Restrictions</b> See Remarks	<b>Reports</b> None	

This building is located in the downtown core of Brooks, Ab with over 12,000 square feet the development options are endless. The upper level is host to 8 individual bachelor suites that has potential for a generous monthly revenue. The suites need to be completed but have been taken down to the studs, some with fresh drywall. The lower level was once a hotel bar but it has also been taken down to the studs and ready for you to develop. with a shortage of commercial retail space for rent it could provide multiple units to accommodate the shortage. Cal today to discuss and GET MOVING IN THE RIGHT DIRECTION!

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