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111 2 STREET W FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Brooks, Alberta



Listing ID:
33991


MLS ID:
A2285707

\$269,000



 **ROD WILSON**
 (403) 548-0156

 ROYAL LEPAGE COMMUNITY REALTY
 403-528-4222

 111 2 Street W, Brooks , Alberta T1R 1C7

Transaction Type For Sale	Days On Market 65	Zoning CC
Subdivision West End	Building Type Commercial Mix, Major Shopping, Mixed Use, Office Building, Retail, See Remarks, Shopping Centre, Sports and Recreation, Street Level Storefront, Strip Mall, Walk-up	Year Built 1935
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 2859R	Building Area (Sq. Ft.) 2444.00	Building Area (Sq. M.) 227.05
Lot Size (Sq. Ft.) 3015	Lot Size (Acres) 0.07	Construction Type Brick
Roof Membrane, Tar/Gravel	Access to Property Direct Access, Major Shopping Nearby, Mixed, Paved Road, Public	Inclusions All items negotiable
Restrictions None Known	Reports None	

Position your business for success in the heart of downtown Brooks, Alberta. Originally constructed in 1935, this character-filled commercial building blends historic charm with meaningful updates, including a major refurbishment and warehouse addition completed in 1998. Currently operating as a retail location, the property offers exceptional flexibility for a wide range of business ventures. The spacious main floor provides an inviting storefront presence with excellent visibility and foot traffic in this established commercial district. The added warehouse space enhances functionality, making it ideal for retail, service-based operations, distribution. Additional storage is available in the dry basement, offering practical space for inventory, equipment, or seasonal items. With its prime downtown location, solid upgrades, and versatile layout, this property presents a rare opportunity to invest in a building where the possibilities are truly endless. See in attached documents a detail description on land use for this building issued by the City of Brooks.

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