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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	Days On Market	Zoning
For Sale	2	CC
Subdivision	Building Type	Year Built
West End	Commercial Mix, Major Shopping, Mixed Use, Office Building, Retail, See Remarks, Shopping Centre, Sports and Recreation, Street Level Storefront, Strip Mall, Walk-up	1935
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
2859R	2444.00	227.05
Lot Size (Sq. Ft.)	Lot Size (Acres)	Construction Type
3015	0.07	Brick
Roof	Access to Property	Inclusions
Membrane, Tar/Gravel	Direct Access, Major Shopping, Nearby, Mixed, Paved Road, Public	All items negotiable
Restrictions	Reports	
None Known	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.

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