

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 119 1 AVENUE E FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Brooks, Alberta



**Listing ID:**  
34115


**MLS ID:**  
A2288409

**\$2,056.25**



 **BRIAN REINBOLDT**  
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 Brooks Realty  
 403-793-4233

 119 1 Avenue E, Brooks , Alberta T1R 0S4

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 107
<b>Lease Amount</b> 2056.25	<b>Lease Frequency</b> Monthly	<b>Zoning</b> C-C
<b>Subdivision</b> Central	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1950
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 3671FO	<b>Building Area (Sq. Ft.)</b> 1645.00	<b>Building Area (Sq. M.)</b> 152.82
<b>Lot Size (Sq. Ft.)</b> 5102	<b>Lot Size (Acres)</b> 0.12	<b>Footprint (Sq. Ft.)</b> 1645
<b>Roof</b> Metal	<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Back Lane,City Lot,Low Maintenance Landscape,Open Lot
<b>Access to Property</b> Direct Access	<b>Inclusions</b> None	<b>Restrictions</b> Development Restriction
<b>Reports</b> Legal Description		

\*\*\* This Excellent, Stand Alone Building, provides 1645 Sq. Ft. of Lease Space. With Outstanding Exposure, It allows for a wide variety of Business, Retail or Office use !\* Plenty of Parking ! Extra Easy access + Superb Visibilty - Excellent Exposure make this a Prime Choice for your Successful Business operation. Vacant for anytime viewing and Immediate Occupancy.\*\*\* Building FOR LEASE ONLY. The Price shown is the monthly lease amount at \$15. per sq. ft. Tenant pays all utilities. Landlord pays City Taxes and Building Insurance.

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