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120 1 AVENUE E FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Brooks, Alberta



Listing ID:
35059


MLS ID:
A2304980

\$550,000



 **TAMMY CYR**
 (403) 793-0249

 Century 21 Foothills Real Estate
 403-793-2120

 120 1 Avenue E, Brooks , Alberta T1R 0S4

Transaction Type For Sale	Days On Market 1	Zoning C-C
Subdivision Downtown	Year Built 1980	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 450
Building Area (Sq. Ft.) 7150.00	Building Area (Sq. M.) 664.25	Inclusions N/A
Restrictions None Known	Reports None	

Prime commercial opportunity located close to the downtown core. Zoned C-C (Commercial Central), this two-story commercial property was built in 1980 and offers excellent visibility for your business. The building features a total of 7,100 square feet, with 3,500 square feet on each floor. Two separate glass entry doors on the southeast and southwest sides provide the option for distinct entrances, making it ideal for multiple businesses. The main floor consists of two primary areas separated by a non-load-bearing wall, each with access to the upper level. This floor includes a large open space, office spaces, a kitchenette, bathrooms, and ample storage. There are also two shop doors at the rear that have been framed and covered but remain available if needed. The upper level is filled with natural light and contains several offices of varying sizes along with an additional boardroom. This versatile property offers endless potential for a variety of business uses or a possible conversion into apartments. This is an ideal opportunity to establish or grow your business in a high-profile location.

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