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1308 2A STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Brooks, Alberta



Listing ID:
35515


MLS ID:
A2316855

\$3,400,000



 **JOY DAKLALA**
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 Michael Fleming Realty Corp.
 403-208-3500

 1308 2A Street W, Brooks , Alberta T1R 0V5

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning C-G	Subdivision North End	Building Type Strip Mall
Year Built 1979	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 7711348	Building Area (Sq. Ft.) 17589.00
Building Area (Sq. M.) 1634.06	Lot Size (Sq. Ft.) 62726	Lot Size (Acres) 1.44
Footprint (Sq. Ft.) 17589	Construction Type Concrete	Roof Flat Torch Membrane
Foundation Slab	Heating Boiler,Natural Gas	Lot Features City Lot,Paved,Street Lighting
Inclusions N/A	Restrictions None Known	Reports Environmental Phase 1,Plot Plan,Pro- Forma

BROOKS PLAZA is located in the best possible retail commercial area of Brooks, with easy access and tremendous exposure. The long term owner has looked after all of the operating systems and building structure in the best way . The property has always been well maintained . In 2025 the roof was updated and portions replaced. EPDM rubber membrane was placed around the curbs of 11 new 4 ton HVAC rooftop systems that were installed in January 2026 . This property always attracts great tenants and the owner has had tremendous success with many long term tenants. Over the past 20 years the level of occupancy in this plaza has been exceptional. Current rents average of \$14.90/SF with one unit currently at \$18.00 /SF. See the supplements for rents and expenses and projected rents . PLEASE DO NOT DISTURB THE TENANTS.

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