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## 344 7 STREET E FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Brooks, Alberta



**Listing ID:**  
17550


**MLS ID:**  
A1255728

**\$310,000**



 **JESSE VANSLYKE**  
 (403) 376-0599

 **CIR REALTY**  
 403-501-7653

 344 7 Street E, Brooks , Alberta T1R 0G6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 599	<b>Year Built</b> 1976
<b>Lot Size (Acres)</b> 0.64	<b>Zoning</b> I-L	<b>Subdivision</b> East End
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 731352	<b>Building Area (Sq. Ft.)</b> 3478.00	<b>Building Area (Sq. M.)</b> 323.11
<b>Lot Size (Sq. Ft.)</b> 28000	<b>Construction Type</b> Concrete,Metal Frame,Metal Siding	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete,Slab	<b>Electric</b> 200 Amp Service	<b>Cooling</b> None
<b>Lot Features</b> City Lot	<b>Access to Property</b> Direct Access,On Major Traffic Route,Paved Road,Public	<b>Inclusions</b> Surveillance System, Garage door openers, Radiant heaters
<b>Restrictions</b> None Known	<b>Reports</b> None	<b>Heating</b> Overhead Heater(s),Natural Gas,Radiant

EXCELLENT 3478 SQ,FT shop for sale. This shop is in a great location to operate many businesses from, on a truck route. You will definitely appreciate having lots of storage space on the 0.64 acres or even room to expand if needed. The shop is heated by radiant heaters. and has 2 12 foot high overhead doors. You also have a reception area with washroom and a separate shop washroom. Low maintenance metal exterior is another bonus. Property is Zoned Light Industrial.

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