



**GRASSROOTS**  
REALTY GROUP

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**521 Industrial Road  
Brooks, Alberta**

**MLS # A2222117**

**\$595,000**



**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** DD2 Equipment Rentals & Services

**Bus. Name:** -

**Size:** 8,772 sq.ft.

**Zoning:** IG

**Heating:** Forced Air

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Metal Frame, Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** 0.85 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

For sale good, solid industrial building measuring 8772 sq. ft., with front office. Office area has 3 offices, and reception area, 2 bathrooms, and coffee room. There is a mezzanine storage area above the office area. Shop area is 126x61', with two overhead doors at the back of the building. Large back yard for storage, and trucks. Yard is chain link fenced. excellent exposure on main thoroughfare.