



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**329 9 Street E
Brooks, Alberta**

MLS # A2232181



\$385,000

Division: East End

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,400 sq.ft.

Zoning: C-G

Heating: Overhead Heater(s), Forced Air

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Versatile Commercial Building with Prime Functional Space. Discover exceptional potential in this 4,400 sq ft commercial property, ideal for a variety of business operations. Designed for efficiency and flexibility, the building features two spacious bays, both equipped with 14 ft overhead doors to accommodate large vehicles or equipment with ease. At the front of the building, 3 offices, perfect for administrative tasks or client meetings, three bathrooms to comfortably serve staff and visitors. A functional mezzanine level adds valuable additional space—ideal for storage, or customized use. Currently separated into 2 bays with offices and bathrooms for both. Front & rear parking. Whether you're expanding an existing enterprise or launching something new, this building offers the layout and location to support your growth. Clean, accessible, and built to perform—it's ready for your vision.