



GRASSROOTS
REALTY GROUP

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**135 Young Road
Brooks, Alberta**

MLS # A2247428



\$425,000

Division:	Sunnylea
Type:	Mixed Use
Bus. Type:	Convenience Store, Restaurant
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,634 sq.ft.
Zoning:	C-N

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Cooler (north side)		

Brooks is a growing city! Do not miss out on an opportunity to buy this mixed use commercial building. The south side of the building is being leased to the famous Wasana Thai restaurant. There is opportunity to buy the business as well. The north side is currently vacant. The option to collect lease rent and have your own business, or buy the business and expand....endless opportunities with this building. Parking on the south side and plenty of street parking. Young road has a steady stream of traffic. The industrial area, CRA building and Lake Newell resort are just down the road. Call your Real Estate professional to take a look.