



GRASSROOTS
REALTY GROUP

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**124 2 Street W
Brooks, Alberta**

MLS # A2269455



\$465,000

Division:	Downtown
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,927 sq.ft.
Zoning:	C-C
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Parking:	-
Lot Size:	0.14 Acre
Lot Feat:	Back Lane, Interior Lot

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Rubber
Exterior:	Concrete, Mixed
Water:	Public
Sewer:	Public Sewer
Inclusions:	List to be provided

Prime opportunity to own a well maintained commercial property located in the thriving downtown core of Brooks. Situated along the main commercial corridor, this property offers excellent visibility, foot traffic, and convenient access for both customers and suppliers. The main building measures 50' x 80' with a total of 3,982 sqft on the main floor and a developed basement offering 4,000 sqft of additional space. A 945 sqft attached rear warehouse provides practical storage and workspace, complete with an 8' x 10' overhead door for easy loading/unloading. There is also a fenced and gated outdoor storage area measuring 15' x 27'. Inside, the main level features a large open retail display area, office, storage room and a 2pce bathroom. The lower level offers additional retail display space, a utility and storage areas and a second 2pce bathroom. The rear warehouse includes an ideal inventory storage area along with two more offices, one currently serving as a lunchroom. Updates and features include a membrane roof installed in 2013, ribbed metal cladding on the front of the building, 4 forced-air furnaces, a 40-gallon hot water tank, and 200-amp electrical service. This property presents a rare opportunity for an owner-operator or investor to secure a solid, functional building in a bustling downtown location. (Note: The Home Hardware business currently occupying the space is also available for sale separately MLS#A2269438, purchase together for a complete owner-operator package.)