



**GRASSROOTS**  
REALTY GROUP

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50 Upland Boulevard W  
Brooks, Alberta

MLS # A2294155



**\$1,200,000**

<b>Division:</b>	Central
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	6,500 sq.ft.
<b>Zoning:</b>	C-G

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.82 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

PRIME COMMERCIAL PROPERTY!! Built in 2018-19 this property has great exposure to a high traffic area & sits on a .83 acre lot providing you with ample parking. This property provides you with plenty of options - if you're looking for your own professional space OR if you're looking for an Investment Property, this could be it! The 6500 square foot space features a reception & waiting area, office space, examination rooms, surgical procedure rooms, x-ray room, kitchen area, laundry area, 1 half bath & a 3 piece bath plus 30 X 34 garage/shop area with a 10' overhead door. The building is at ground level for easy access & wheel chair accessible. Zoned Commercial General. BUILDING & LAND FOR SALE ONLY!! Please do NOT disturb the Tenants.