



**GRASSROOTS**  
REALTY GROUP

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124, 126 & 128 1 Street W  
Brooks, Alberta

MLS # A1250990



**\$325,000**

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,420 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

This property has 3 mixed use spaces on one title giving you an opportunity to generate some great revenue. The larger unit is 2500 square feet of showroom with additional cold storage space in the back of the building. There is also a generous space in the lower level for added showroom use or storage. The middle unit is 600 square feet and is currently tenant occupied with a gross income of 950/month. The third unit is 320 square feet and would accommodate any small business. Have a look today and get your investment portfolio MOVING IN THE RIGHT DIRECTION!