



GRASSROOTS
REALTY GROUP

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**50 Upland Boulevard W
Brooks, Alberta**

MLS # A2178921



\$1,200,000

Division: Central

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,500 sq.ft.

Zoning: C-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.82 Acre

Sewer: -

Lot Feat: -

Inclusions: 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.