



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**715 2 Street W
Brooks, Alberta**

MLS # A2185608



\$1,988,000

Division:	Central
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	11,214 sq.ft.
Zoning:	C-G

Heating:	Other	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal, Tar/Gravel	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	Mixed	Parking:	-
Water:	Public	Lot Size:	0.60 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	Please refer to leases.		

Prime Commercial Investment Opportunity in Brooks, Alberta with an 8%+ predicted cap rate for 2025. Located on a high visibility main commercial corridor with convenient access to Highway #1, this 7-unit commercial building offers an outstanding investment opportunity in the heart of Brooks. Boasting approximately 11,214 square feet of space, the property features an attractive brick facade and ample parking available, ensuring convenience for both tenants and customers. The building is home to a mix of well established commercial tenants with escalating leases, providing stable and growing rental income. Significant upgrades have been completed over the past few years, including: Renovations to most units within the last 8 years, new air conditioning systems in several units, exterior painting on the alley facing side, electrical enhancements, including a 400-amp main panel and individual sub-panels for each unit. The rooftop HVAC systems are In good working order. This property offers a strong return on investment and is a high performing, income producing asset with room for future growth. Don't miss out on this turnkey investment in Brooks thriving commercial market! Please do not disturb the tenants or enter businesses to view without previous arrangements through sellers agents.