



GRASSROOTS
REALTY GROUP

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**1200 2 Street W
Brooks, Alberta**

MLS # A2185673



\$13 per sq.ft.

Division: North End

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 7,500 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

HIGH traffic area - great VISIBILITY off of 2nd Street West - located at the north end of Brooks - just off HIGHWAY #1. TOTAL 7500 sq ft. on the main level. Office area: 2500 sq ft - 4 large offices, 1 office with private 3 piece bathroom - large reception area (entrance on south side) - 2nd reception area (entrance from the front of the building) & 2 - 1/2 baths . Warehouse area: 5000 sq ft - Perfect for Logistic Company - oversized loading doors - 1- 16' X 16' door - 1 -9X9 doors with automatic hydraulic dock plates - 2 - 8' X 8' doors with manual dock plates. Ceiling height - about 20 feet. The mezzanine offers a large boardroom & additional storage. This is a great location for many different types of business. LOTS of parking.