



GRASSROOTS
REALTY GROUP

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**716 2 Street E
Brooks, Alberta**

MLS # A2206702



\$240,000

Division:	Central		
Type:	Residential/House		
Style:	Bi-Level		
Size:	935 sq.ft.	Age:	1946 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.36 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

This large corner lot, centrally located in Brooks, AB has recently been re-zoned to Residential Medium Density. The current use of the property is a long term rental that generates steady income. The potential under the new zoning provides for great development opportunity for up to 8 units either for long term rentals or to sell off as permanent housing for new homeowners. With the ongoing need for more housing within our community this would be a valued project. The location being close to schools, shopping, the hospital and recreation centre is also an asset. Have a look today and GET MOVING IN THE RIGHT DIRECTION!