

\$3,210,000 - 1308 2a Street W, Brooks

MLS® #A2062920

\$3,210,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.54 Acres

North End, Brooks, Alberta

Brooks Plaza, located in the best possible retail commercial area of Brooks, easy access and tremendous exposure. Very well maintained property by a long term owner, who has looked after all of the operating systems and building structure in the best way. This property always attracts great tenants and the owner has had tremendous success with many long term tenants. Over the past 20 years the level of occupancy in this plaza has been exceptional. Please do not disturb tenants. Please see the supplements for rents and expenses.

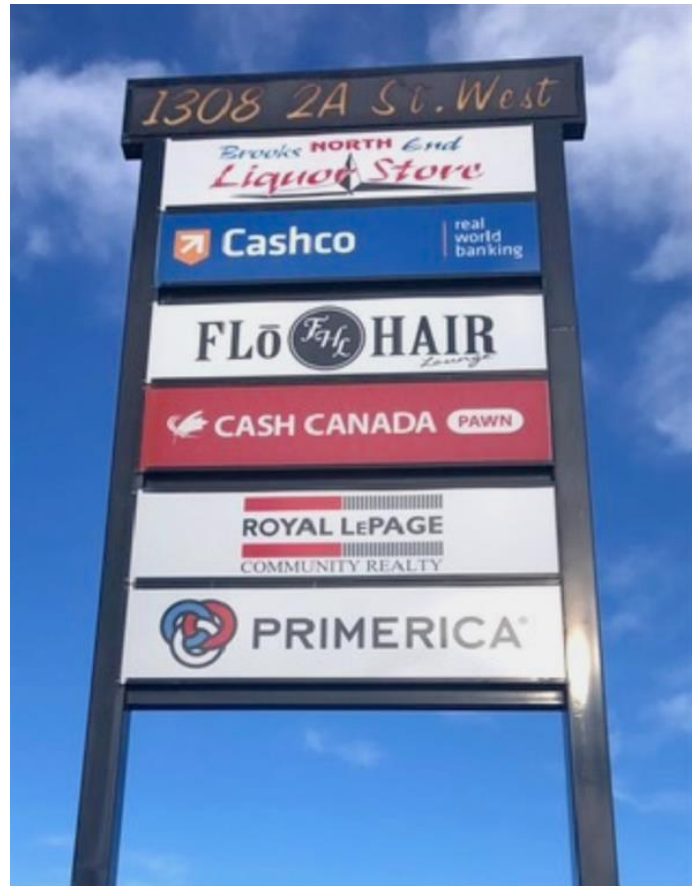
Built in 1979

Essential Information

| | |
|------------|-------------|
| MLS® # | A2062920 |
| Price | \$3,210,000 |
| Bathrooms | 0.00 |
| Acres | 1.54 |
| Year Built | 1979 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 1308 2a Street W |
| Subdivision | North End |
| City | Brooks |
| County | Brooks |



| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T1R 0V5 |

Amenities

| | |
|----------------|----|
| Parking Spaces | 55 |
|----------------|----|

Interior

| | |
|---------|---------------------|
| Heating | Boiler, Natural Gas |
|---------|---------------------|

Exterior

| | |
|-----------------|----------------------------------|
| Lot Description | City Lot, Paved, Street Lighting |
|-----------------|----------------------------------|

| | |
|------|---------------------|
| Roof | Flat Torch Membrane |
|------|---------------------|

| | |
|--------------|----------|
| Construction | Concrete |
|--------------|----------|

| | |
|------------|------|
| Foundation | Slab |
|------------|------|

Additional Information

| | |
|-------------|----------------|
| Date Listed | July 4th, 2023 |
|-------------|----------------|

| | |
|----------------|-----|
| Days on Market | 658 |
|----------------|-----|

| | |
|--------|-----|
| Zoning | C-G |
|--------|-----|

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | MICHAEL FLEMING REALTY CORP. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.