

\$205,000 - 503 2 Avenue E, Brooks

MLS® #A2168555

\$205,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.11 Acres

East End, Brooks, Alberta

Prime Commercial Opportunity on Corner Lot
with High Traffic Exposure

Discover the potential of this versatile 1,200 sq. ft. single-story commercial building located on a prominent corner lot, offering excellent visibility and easy access. The property boasts a large open office space that can be customized for a variety of business uses, from retail to professional services. Each workspace is equipped with its own heating system, ensuring comfort throughout the year. Key features include:

- Metal roof and siding for durability and low maintenance.

- A spacious garage with a convenient roll-up door, perfect for storage or operational needs.

- Single bathroom and practical layout to support day-to-day business operations.

- Ample extra parking for staff and clients, a rare find in high-traffic areas.

Zoned for commercial use, this property's flexible design allows for endless possibilities. Whether you're expanding your business or starting a new venture, this well-maintained building is ready to support your growth. Don't miss out on this prime opportunity. Call for your private viewing!!

Built in 1965

Essential Information



MLS® #	A2168555
Price	\$205,000
Bathrooms	0.00
Acres	0.11
Year Built	1965
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	503 2 Avenue E
Subdivision	East End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0H6

Interior

Heating	Forced Air, Natural Gas
Cooling	None

Exterior

Roof	Metal
Construction	Wood Frame, Metal Siding
Foundation	Slab

Additional Information

Date Listed	September 24th, 2024
Days on Market	263
Zoning	I-L

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

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.