

# \$437,000 - 116 1 Street W, Brooks

MLS® #A2246313

**\$437,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Brooks, Alberta

This building is located in the downtown core of Brooks, Ab with over 12,000 square feet the development options are endless. The upper level is host to 8 individual bachelor suites that has potential for a generous monthly revenue. The suites need to be completed but have been taken down to the studs, some with fresh drywall. The lower level was once a hotel bar but it has also been taken down to the studs and ready for you to develop. with a shortage of commercial retail space for rent it could provide multiple units to accommodate the shortage. Cal today to discuss and GET MOVING IN THE RIGHT DIRECTION!

Built in 1962

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2246313   |
| Price      | \$437,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1962       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 116 1 Street W |
| Subdivision | Downtown       |
| City        | Brooks         |



|             |         |
|-------------|---------|
| County      | Brooks  |
| Province    | Alberta |
| Postal Code | T1R 0G1 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 8 |
|----------------|---|

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 90               |
| Zoning         | CC               |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

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