

# \$425,000 - 135 Young Road, Brooks

MLS® #A2247428

**\$425,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Sunnylea, Brooks, Alberta

Brooks is a growing city! Do not miss out on an opportunity to buy this mixed use commercial building. The south side of the buiding is being leased to the famous Wasana Thai restaurant. There is opportunity to buy the business as well. The north side is currently vacant. The option to collect lease rent and have your own business, or buy the business and expand....endless opportunites with this building. Parking on the south side and plenty of street parking. Young road has a steady stream of traffic. The industrial area, CRA building and Lake Newell resort are just down the road. Call your Real Estate professional to take a look.

Built in 1950

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2247428   |
| Price      | \$425,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1950       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 135 Young Road |
| Subdivision | Sunnylea       |



|             |         |
|-------------|---------|
| City        | Brooks  |
| County      | Brooks  |
| Province    | Alberta |
| Postal Code | T1R0A3  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 88               |
| Zoning         | C-N              |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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