



**GRASSROOTS**  
REALTY GROUP

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289 Veiner Road  
Brooks, Alberta

MLS # A2278749



**\$899,000**

**Division:** South Industrial

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,200 sq.ft.

**Zoning:** I-H

**Heating:** Forced Air, Natural Gas, Radiant

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 2.22 Acres

**Lot Feat:** -

Located in the South Industrial Park in Brooks, AB this property has easy access to hwy 1 and hwy 36 to accomodate all of your transportation needs. The shop has 2, 14 foot overhead doors at the rear/west end of the building and a 12 foot overhead door on the southside allowing for easy deliveries and storage to the gated mezzanine. The mezzanine also has an employee lunch room. Features of the shop include floor drains, multiple vents, numerous electrical outlets along the walls, updated lighting, a 2 piece washroom, 3 man doors and the main utility room. The front end of the building has a large reception area, 3 offices and a 2 piece washroom. The 2.22 acre provides parking for additional equipment and trailers. This property is also available for lease, call for more details.