



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

116 1 Street W
Brooks, Alberta

MLS # A2284773



\$437,000

Division:	Downtown
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	12,472 sq.ft.
Zoning:	CC

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	none		

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!