



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

50 Upland Boulevard W
Brooks, Alberta

MLS # A2294155



\$1,200,000

Division:	Central
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,500 sq.ft.
Zoning:	C-G

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.82 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

PRIME COMMERCIAL PROPERTY!! Built in 2018-19 this property has great exposure to a high traffic area & sits on a .83 acre lot providing you with ample parking. This property provides you with plenty of options - if you're looking for your own professional space OR if you're looking for an Investment Property, this could be it! The 6500 square foot space features a reception & waiting area, office space, examination rooms, surgical procedure rooms, x-ray room, kitchen area, laundry area, 1 half bath & a 3 piece bath plus 30 X 34 garage/shop area with a 10' overhead door. The building is at ground level for easy access & wheel chair accessible. Zoned Commercial General. BUILDING & LAND FOR SALE ONLY!! Please do NOT disturb the Tenants.