



**GRASSROOTS**  
REALTY GROUP

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120 1 Avenue E  
Brooks, Alberta

MLS # A2304980



**\$550,000**

**Division:** Downtown

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,150 sq.ft.

**Zoning:** C-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Prime commercial opportunity located close to the downtown core. Zoned C-C (Commercial Central), this two-story commercial property was built in 1980 and offers excellent visibility for your business. The building features a total of 7,100 square feet, with 3,500 square feet on each floor. Two separate glass entry doors on the southeast and southwest sides provide the option for distinct entrances, making it ideal for multiple businesses. The main floor consists of two primary areas separated by a non-load-bearing wall, each with access to the upper level. This floor includes a large open space, office spaces, a kitchenette, bathrooms, and ample storage. There are also two shop doors at the rear that have been framed and covered but remain available if needed. The upper level is filled with natural light and contains several offices of varying sizes along with an additional boardroom. This versatile property offers endless potential for a variety of business uses or a possible conversion into apartments. This is an ideal opportunity to establish or grow your business in a high-profile location.