



GRASSROOTS
REALTY GROUP

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**598 Industrial Road E
Brooks, Alberta**

MLS # A2312884



\$840,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 6,000 sq.ft.
Zoning: I-G

Heating: Electric, Forced Air, Natural Gas, Radiant
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: 4 C-cans

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

Property is well located for several uses. Building is approx 6000 sqft lined and finished inside with a mezzanine floor for office usage or storage. Building has been divided into 3 bays with, one tenant using 2 bays. and current owner using the 3rd. All bays have a 10 x 12 overhead door with openers. Each bay has its own meter for utilities. Great yard space of approx 3.25 acres with northside having a gated and security keypad opening for the RV storage section and other items. Yard is compacted and well packed gravel for any type of usage.