



GRASSROOTS
REALTY GROUP

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503 2 Avenue E
Brooks, Alberta

MLS # A2331842



\$190,000

Division: East End

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,482 sq.ft.

Zoning: I-L

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: Metal Siding , Wood Frame

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.11 Acre

Lot Feat: -

Position your business for success with this versatile 1,490 sq. ft. single-story commercial building, ideally situated on a high-exposure corner lot with excellent traffic flow and easy access. Offering outstanding visibility and a flexible layout, this property is well suited for a wide range of commercial uses, including retail, professional offices, service-based businesses, and more. The building would also be a great building for an Amazon delivery centre. The spacious open-concept office area provides the perfect blank canvas to customize the space to meet your business needs. Each workspace is equipped with its own heating system, ensuring year-round comfort and efficiency. Property Highlights: High-visibility corner location with excellent exposure Durable, low-maintenance metal roof and siding Large garage with roll-up overhead door, ideal for storage, workshop space, or daily operations Functional floor plan with a convenient single washroom Added gravel for yard, and some improvements to drywall. Ample on-site parking for staff and customers—a valuable asset in a busy commercial area Zoned for commercial use, this well-maintained property offers exceptional flexibility and outstanding potential for owner-occupiers, investors, or entrepreneurs looking to establish or expand their business. Opportunities like this don't come along often. Schedule your private viewing today and discover the possibilities this prime commercial property has to offer!