

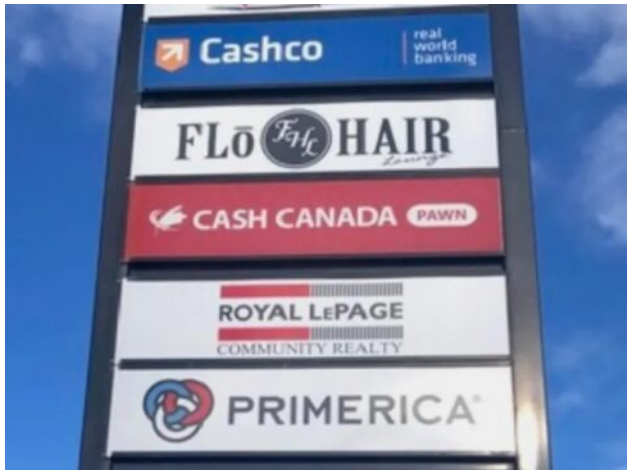


GRASSROOTS
REALTY GROUP

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1308 2A Street W
Brooks, Alberta

MLS # A2339644



\$3,300,000

Division:	North End
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	BROOKS PLAZA
Bus. Name:	-
Size:	17,589 sq.ft.
Zoning:	C-G

Heating:	Boiler, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat Torch Membrane	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	Concrete	Parking:	-
Water:	Public	Lot Size:	1.44 Acres
Sewer:	Public Sewer	Lot Feat:	City Lot, Paved, Street Lighting
Inclusions:	All items located on the property and owned by the Seller required to operate the strip mall		

BROOKS PLAZA is located in the best possible retail commercial area of Brooks, with easy access and tremendous exposure. The long term owner has looked after all of the operating systems and building structure in the best way . The property has always been well maintained . In 2025 the roof was updated and portions replaced. EPDM rubber membrane was placed around the curbs of 11 new 4 ton HVAC rooftop systems that were installed in January 2026 . This property always attracts great tenants and the owner has had tremendous success with many long term tenants. Over the past 20 years the level of occupancy in this plaza has been exceptional. Current rents average of \$14.67/SF with one unit currently at \$18.00 /SF. See the supplements for rents and expenses and projected rents . PLEASE DO NOT DISTURB THE TENANTS.