



GRASSROOTS
REALTY GROUP

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819 3 Avenue E
Brooks, Alberta

MLS # A2342176



\$580,000

Division: East End

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,250 sq.ft.

Zoning: Industrial Light (I-L)

Heating: Overhead Heater(s), Natural Gas, Radiant

Floors: -

Roof: Metal

Exterior: Metal Frame, Metal Siding

Water: Public

Sewer: Public Sewer

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.47 Acre

Lot Feat: Level

Well-maintained multi-bay industrial building located in Brooks's established east-side industrial area, zoned I-L (Industrial Light). The building sits on approximately 0.47 acres and offers 6,250 sq ft of functional shop and storage space across four bays — three bays of 1,250 sq ft and one bay of 2,500 sq ft. Access is provided by five 14' x 14' overhead doors. Interior features include radiant heat, 200-amp electrical service with 3-phase power, a two-compartment sump with trench drains, concrete slab flooring, and ceiling heights ranging from 16'7" to 18'5". The metal-clad building is well suited to a variety of light industrial, service, or trades uses. All bays are fully leased for immediate cash flow. May be purchased individually or in conjunction with the adjacent 823 3rd Avenue East (MLS A2342801).