



GRASSROOTS
REALTY GROUP

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823 3 Avenue E
Brooks, Alberta

MLS # A2342801



\$605,000

Division: East End

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,500 sq.ft.

Zoning: I-L

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

Floors: -

Roof: Metal

Exterior: Metal Frame, Metal Siding

Water: Public

Sewer: Public Sewer

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.47 Acre

Lot Feat: Level

Well-maintained multi-bay industrial building in Brooks's east industrial corridor, zoned I-L (Industrial Light). The building is situated on approximately 0.47 acres and offers 7,500 sq ft of clear-span bay space across four bays — two bays of 1,250 sq ft and two bays of 2,500 sq ft. Six 14' x 14' overhead doors provide excellent drive in access and operational flexibility for multi-tenant use. Interior features include unit heaters, 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". All bays are fully leased for immediate cash flow. May be purchased individually or in conjunction with the adjacent 819 3rd Avenue East (MLS A2342176).