

\$1,988,000 - 715 2 Street W, Brooks

MLS® #A2185608

\$1,988,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.60 Acres

Central, Brooks, Alberta

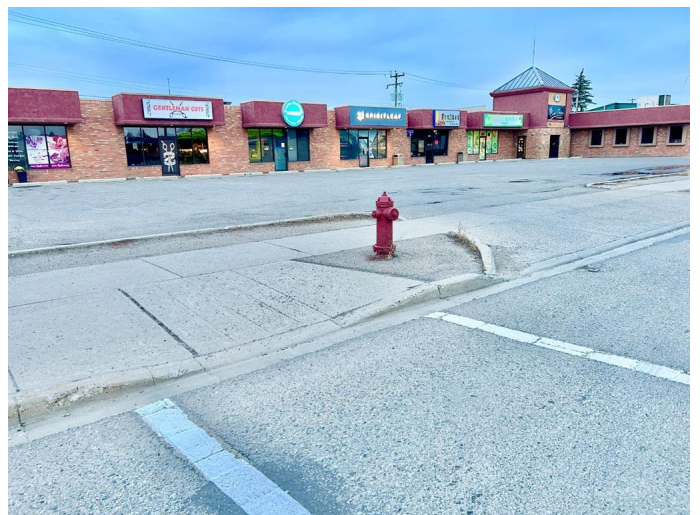
Prime Commercial Investment Opportunity in Brooks, Alberta with an 8%+ predicted cap rate for 2025.

Located on a high visibility main commercial corridor with convenient access to Highway #1, this 7-unit commercial building offers an outstanding investment opportunity in the heart of Brooks. Boasting approximately 11,214 square feet of space, the property features an attractive brick façade and ample parking available, ensuring convenience for both tenants and customers.

The building is home to a mix of well established commercial tenants with escalating leases, providing stable and growing rental income.

Significant upgrades have been completed over the past few years, including:
Renovations to most units within the last 8 years, new air conditioning systems in several units, exterior painting on the alley facing side, electrical enhancements, including a 400-amp main panel and individual sub-panels for each unit. The rooftop HVAC systems are In good working order.

This property offers a strong return on investment and is a high performing, income producing asset with room for future growth. Don't miss out on this turnkey investment in Brooks thriving commercial market! Please



do not disturb the tenants or enter businesses
to view without previous arrangements through
sellers agents.

Built in 1979

Essential Information

MLS® #	A2185608
Price	\$1,988,000
Bathrooms	0.00
Acres	0.60
Year Built	1979
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	715 2 Street W
Subdivision	Central
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0M9

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
-----------	--

Interior

Heating	Other
Cooling	Other

Exterior

Roof	Metal, Tar/Gravel
Construction	Mixed
Foundation	Slab

Additional Information

Date Listed	January 6th, 2025
-------------	-------------------

Days on Market	134
Zoning	C-G

Listing Details

Listing Office	Royal LePage Community Realty
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.