

# \$3,210,000 - 1308 2a Street W, Brooks

MLS® #A2062920

**\$3,210,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.54 Acres

North End, Brooks, Alberta

Brooks Plaza, located in the best possible retail commercial area of Brooks, easy access and tremendous exposure. Very well maintained property by a long term owner, who has looked after all of the operating systems and building structure in the best way. 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. Please do not disturb tenants. Please see the supplements for rents and expenses.

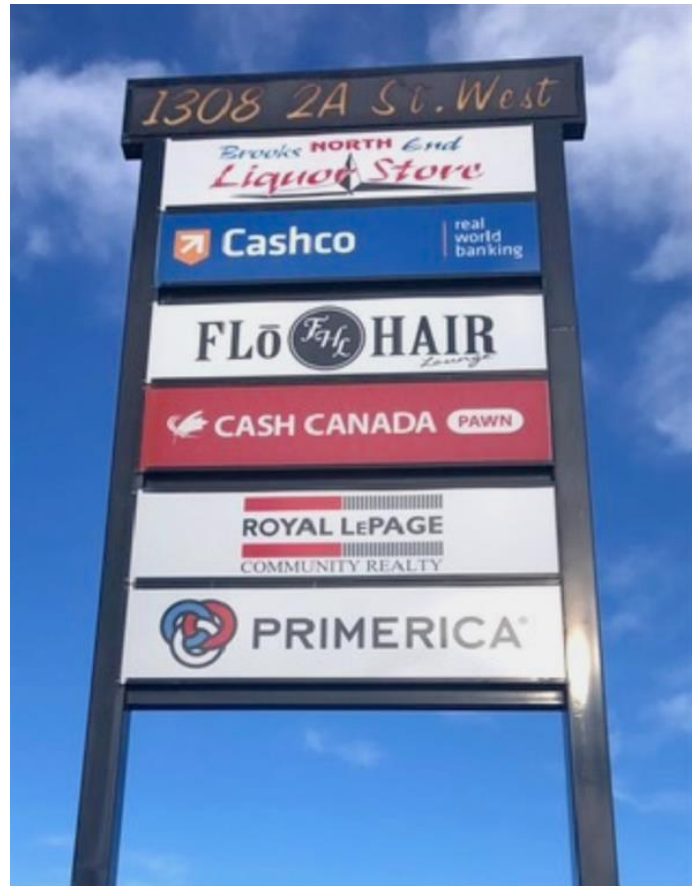
Built in 1979

## Essential Information

MLS® #	A2062920
Price	\$3,210,000
Bathrooms	0.00
Acres	1.54
Year Built	1979
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	1308 2a Street W
Subdivision	North End
City	Brooks
County	Brooks



Province	Alberta
Postal Code	T1R 0V5

### Amenities

Parking Spaces	55
----------------	----

### Interior

Heating	Boiler, Natural Gas
---------	---------------------

### Exterior

Lot Description	City Lot, Paved, Street Lighting
Roof	Flat Torch Membrane
Construction	Concrete
Foundation	Slab

### Additional Information

Date Listed	July 4th, 2023
Days on Market	655
Zoning	C-G

### Listing Details

Listing Office	MICHAEL FLEMING REALTY CORP.
----------------	------------------------------

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.