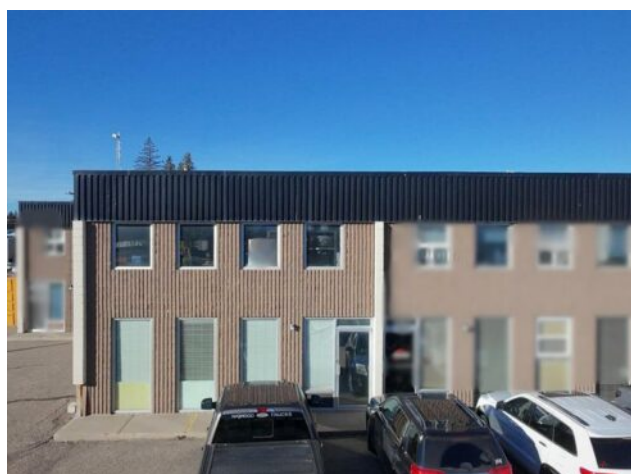


2, 311 9 Street E
Brooks, Alberta

MLS # A2266525



\$149,900

Division:	NONE
Type:	Warehouse
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,872 sq.ft.
Zoning:	C-G

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Set in a tidy row of commercial bays in Brooks, this 1,872 square foot unit delivers an efficient mix of front end professionalism and shop space. Right as you enter, the bright office area offers a polished first impression with updated flooring and paint. 2 offices, a kitchenette and 2pc washroom. It's a compact, client friendly space, perfect for greeting walk ins, handling paperwork, or getting admin work done in peace. Then, through a single doorway, everything opens up: a 54 foot deep bay that stretches 24 feet wide, complete with an 12'x14' overhead door, second 2 piece bathroom and loads of flexibility. Plus there's a mezzanine level providing an extra 600 sq ft of space! The condo fees cover the snow removal and lawn maintenance so you can focus on your business.