

559 Canal Street S  
Brooks, Alberta

MLS # A2061182



## \$8 per sq.ft.

**Division:** South Industrial

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,536 sq.ft.

**Zoning:** -

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

SHOP SPACE FOR LEASE... If you are looking for shop space your search is over. This space measures 63'x72' with a 14' overhead door and a shop washroom. Lease rate is 8" sq' including NNN costs. 4536x8 divided by 12 months =\$3024 per month plus GST. Tenant pays their own liability insurance and snow removal. Landlord says there is a possibility for office space and staff room if needed.