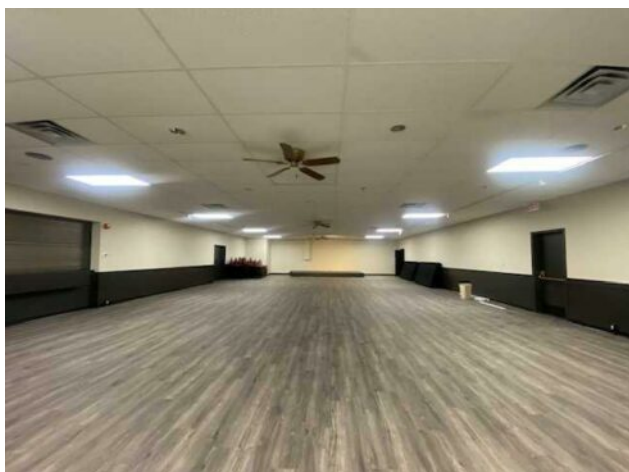


**Main Hall, 235 3 Street W
Brooks, Alberta**

MLS # A2209747



\$2,700 per month

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,725 sq.ft.

Zoning: C-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.73 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

This commercial space is ideally situated just one block from the City of Brooks' central business district. With over 2700 square feet of open floor space, this location offers a versatile setting ready to be tailored to your design preferences. It is suitable for a wide array of businesses, including a doctor's office, an insurance company, or professional business offices. This property already includes a kitchenette and bathrooms, and also features wheelchair accessibility and ample parking. In addition, the owners are open to discussing renovations to meet your business's specific requirements. Please reach out if you would like to learn more.