

# \$205,000 - 503 2 Avenue E, Brooks

MLS® #A2168555

**\$205,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.11 Acres

East End, Brooks, Alberta

Prime Commercial Opportunity on Corner Lot  
with High Traffic Exposure

Discover the potential of this versatile 1,200 sq. ft. single-story commercial building located on a prominent corner lot, offering excellent visibility and easy access. The property boasts a large open office space that can be customized for a variety of business uses, from retail to professional services. Each workspace is equipped with its own heating system, ensuring comfort throughout the year. Key features include:

- Metal roof and siding for durability and low maintenance.

- A spacious garage with a convenient roll-up door, perfect for storage or operational needs.

- Single bathroom and practical layout to support day-to-day business operations.

- Ample extra parking for staff and clients, a rare find in high-traffic areas.

Zoned for commercial use, this property's flexible design allows for endless possibilities. Whether you're expanding your business or starting a new venture, this well-maintained building is ready to support your growth.

Don't miss out on this prime opportunity. Call for your private viewing!!

Built in 1965

## Essential Information



MLS® #	A2168555
Price	\$205,000
Bathrooms	0.00
Acres	0.11
Year Built	1965
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	503 2 Avenue E
Subdivision	East End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0H6

### Interior

Heating	Forced Air, Natural Gas
Cooling	None

### Exterior

Roof	Metal
Construction	Wood Frame, Metal Siding
Foundation	Slab

### Additional Information

Date Listed	September 24th, 2024
Days on Market	217
Zoning	I-L

### Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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