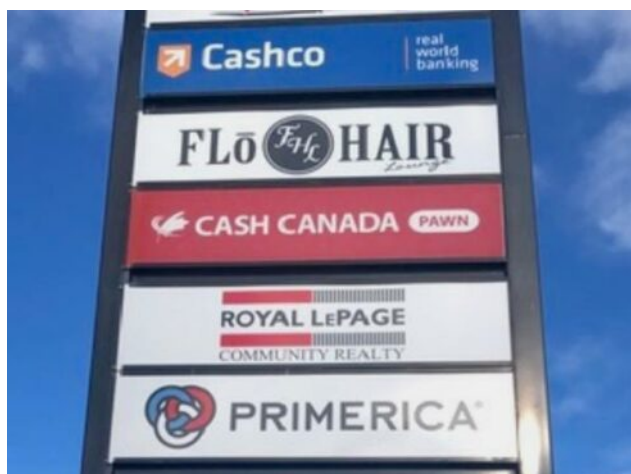


**1308 2A Street W
Brooks, Alberta**

MLS # A2062920



\$3,400,000

Division: North End

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: BROOKS PLAZA

Bus. Name: -

Size: 17,589 sq.ft.

Zoning: C-G

Heating: Boiler, Natural Gas

Floors: -

Roof: Flat Torch Membrane

Exterior: Concrete

Water: -

Sewer: -

Inclusions: All items owned by the Seller required to operate the strip mall

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.54 Acres

Lot Feat: City Lot, Paved, Street Lighting

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.