

# \$13 - 1200 2 Street W, Brooks

MLS® #A2185673

## \$13

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

North End, Brooks, Alberta

HIGH traffic area - great VISIBILITY off of 2nd Street West - located at the north end of Brooks - just off HIGHWAY #1. TOTAL 7500 sq ft. on the main level. Office area: 2500 sq ft - 4 large offices, 1 office with private 3 piece bathroom - large reception area (entrance on south side) - 2nd reception area (entrance from the front of the building) & 2 - 1/2 baths . Warehouse area: 5000 sq ft - Perfect for Logistic Company - oversized loading doors - 1- 16' X 16' door - 1 -9X9 doors with automatic hydraulic dock plates - 2 - 8' X 8' doors with manual dock plates. Ceiling height - about 20 feet. The mezzanine offers a large boardroom & additional storage. This is a great location for many different types of business. LOTS of parking.

Built in 2002

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2185673   |
| Price      | \$13       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2002       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 1200 2 Street W |
| Subdivision | North End       |
| City        | Brooks          |
| County      | Brooks          |
| Province    | Alberta         |
| Postal Code | T1R 0V5         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 6th, 2025 |
| Days on Market | 217               |
| Zoning         | DC                |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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