

# \$345,000 - 344 7 Street E, Brooks

MLS® #A1255728

**\$345,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.64 Acres

East End, Brooks, Alberta

EXCELLENT 3478 SQ,FT shop for sale. This shop is in a great location to operate many businesses from, on a truck route. You will definitely appreciate having lots of storage space on the 0.64 acres or even room to expand if needed. The shop is heated by radiant heaters. and has 2 12 foot high overhead doors. You also have a reception area with washroom and a separate shop washroom. Low maintenance metal exterior is another bonus. Property is Zoned Light Industrial.

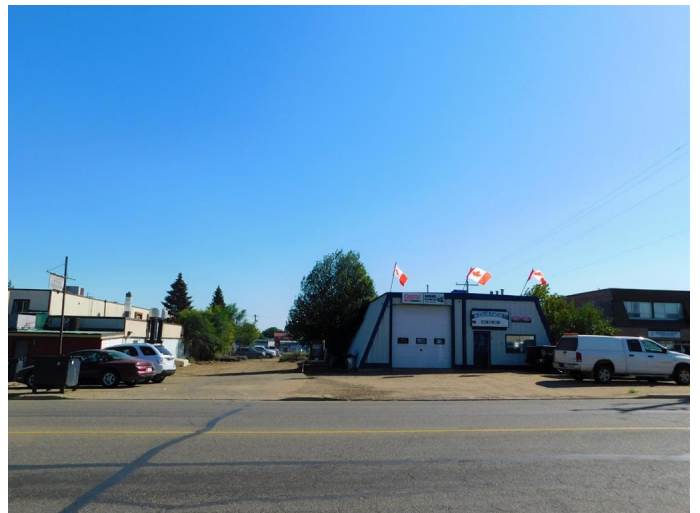
Built in 1976

## Essential Information

MLS® #	A1255728
Price	\$345,000
Bathrooms	0.00
Acres	0.64
Year Built	1976
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	344 7 Street E
Subdivision	East End
City	Brooks
County	Brooks
Province	Alberta



Postal Code	T1R 0G6
-------------	---------

### **Amenities**

Utilities	Electricity Available, Garbage Collection, Natural Gas Available, Phone Available, Sewer Connected
-----------	--

### **Interior**

Heating	Natural Gas, Overhead Heater(s), Radiant
Cooling	None

### **Exterior**

Lot Description	City Lot
Roof	Metal
Construction	Concrete, Metal Frame, Metal Siding
Foundation	Poured Concrete, Slab

### **Additional Information**

Date Listed	September 6th, 2022
Days on Market	999
Zoning	I-L

### **Listing Details**

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.