

# \$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 920

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.