

# \$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.

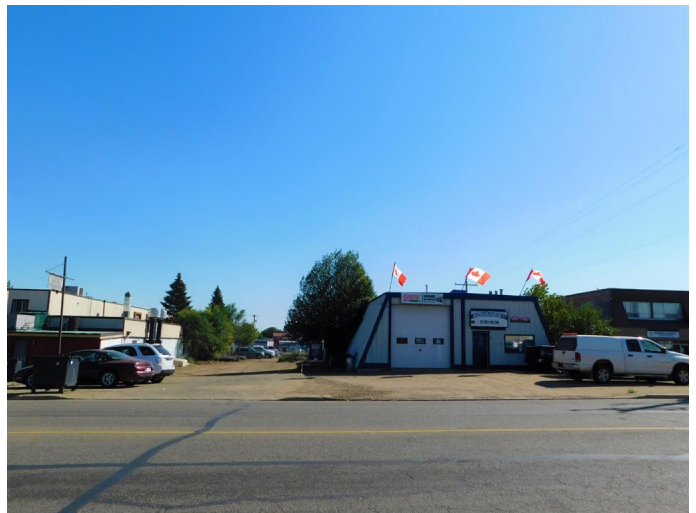
Built in 1976

## 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 1079  
Zoning I-L

### **Listing Details**

Listing Office CIR REALTY

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