

\$465,000 - 124 2 Street W, Brooks

MLS® #A2269455

\$465,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.14 Acres

Downtown, Brooks, Alberta

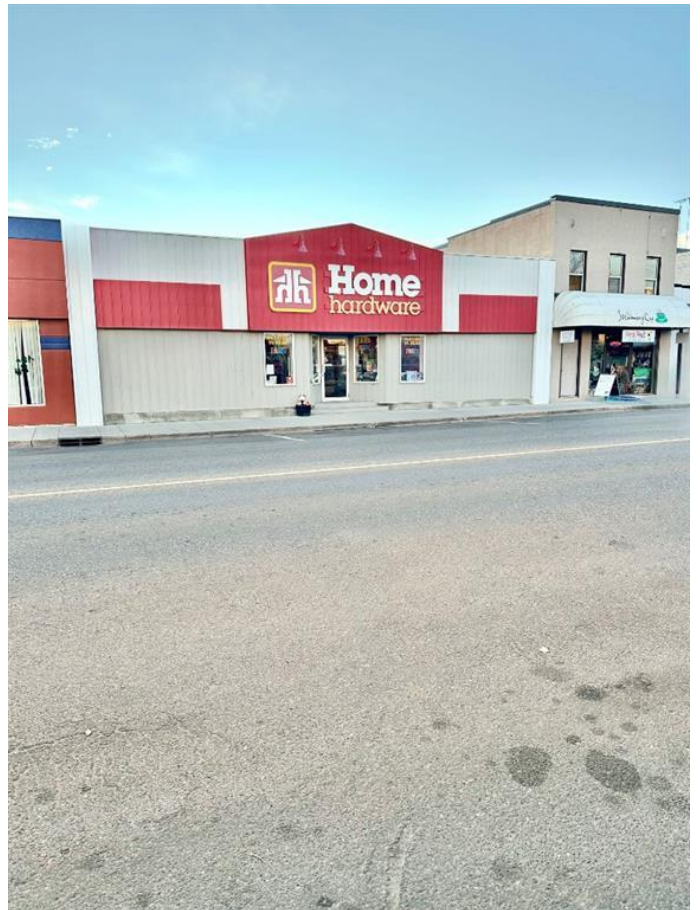
Prime opportunity to own a well maintained commercial property located in the thriving downtown core of Brooks. Situated along the main commercial corridor, this property offers excellent visibility, foot traffic, and convenient access for both customers and suppliers.

The main building measures 50' x 80' with a total of 3,982 sqft on the main floor and a developed basement offering 4,000 sqft of additional space. A 945 sqft attached rear warehouse provides practical storage and workspace, complete with an 8' x 10' overhead door for easy loading/unloading. There is also a fenced and gated outdoor storage area measuring 15' x 27'.

Inside, the main level features a large open retail display area, office, storage room and a 2pc bathroom. The lower level offers additional retail display space, a utility and storage areas and a second 2pc bathroom. The rear warehouse includes an ideal inventory storage area along with two more offices, one currently serving as a lunchroom.

Updates and features include a membrane roof installed in 2013, ribbed metal cladding on the front of the building, 4 forced-air furnaces, a 40-gallon hot water tank, and 200-amp electrical service.

This property presents a rare opportunity for an owner-operator or investor to secure a



solid, functional building in a bustling downtown location.
(Note: The Home Hardware business currently occupying the space is also available for sale separately MLS#A2269438, purchase together for a complete owner-operator package.)

Built in 1947

Essential Information

MLS® #	A2269455
Price	\$465,000
Bathrooms	0.00
Acres	0.14
Year Built	1947
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	124 2 Street W
Subdivision	Downtown
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1C8

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
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Interior

Heating	Forced Air, Natural Gas
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Exterior

Lot Description	Back Lane, Interior Lot
Roof	Rubber
Construction	Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed November 6th, 2025
Days on Market 12
Zoning C-C

Listing Details

Listing Office Royal LePage Community Real Estate



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