

# \$149,900 - # 2, 311 9 Street E, Brooks

MLS® #A2266525

**\$149,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Brooks, Alberta

Set in a tidy row of commercial bays in Brooks, this 1,872 square foot unit delivers an efficient mix of front end professionalism and shop space. Right as you enter, the bright office area offers a polished first impression with updated flooring and paint. 2 offices, a kitchenette and 2pc washroom. It's a compact, client friendly space, perfect for greeting walk ins, handling paperwork, or getting admin work done in peace. Then, through a single doorway, everything opens up: a 54 foot deep bay that stretches 24 feet wide, complete with an 12'x14' overhead door, second 2 piece bathroom and loads of flexibility. Plus there's a mezzanine level providing an extra 600 sq ft of space! The condo fees cover the snow removal and lawn maintenance so you can focus on your business.

Built in 1979

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2266525   |
| Price      | \$149,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Warehouse  |
| Status     | Active     |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | # 2, 311 9 Street E |
| Subdivision | NONE                |
| City        | Brooks              |
| County      | Brooks              |
| Province    | Alberta             |
| Postal Code | T1R 0K2             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 12                 |
| Zoning         | C-G                |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE (TABER) |
|----------------|-----------------------------------------|

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