

# COURT ORDERED SALE





NAI Commercial

FREESTANDING OFFICE/WAREHOUSE FACILITY  
LAND & BUILDING ONLY



151 INDUSTRIAL ROAD E | BROOKS, AB | 6,000 SF ON 1.11 ACRES±

## PROPERTY HIGHLIGHTS

-  **Functionality:** Office/warehouse configuration can accommodate a variety of industrial uses
-  **Location:** Corner lot with exposure to Industrial Road E with easy access onto major throughways
-  **Loading:** Multiple overhead doors into shop area
-  **Site Size:** Only 14% site coverage ratio allows for future building expansion or ample secured/ gravelled yard storage (1.11 acres± - 212' x 230')

**VINCE CAPUTO** MBA, SIOR  
Partner  
780 436 7624  
vcaputo@naiedmonton.com

*The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.*



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



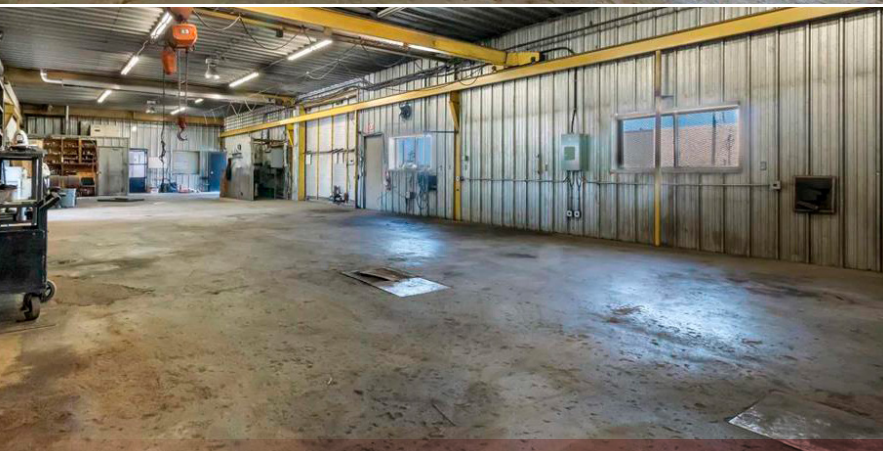
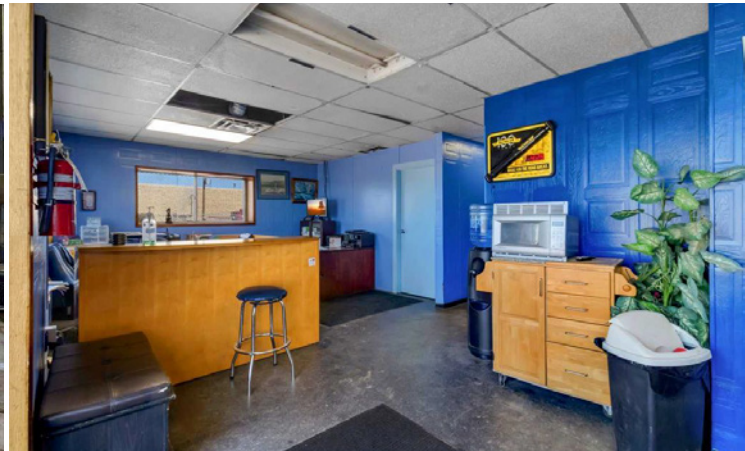
780 436 7410



NAIEDMONTON.COM

### ADDITIONAL INFORMATION

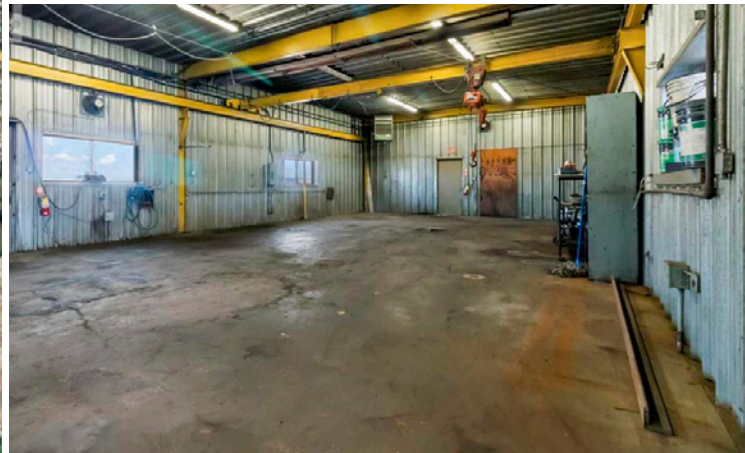
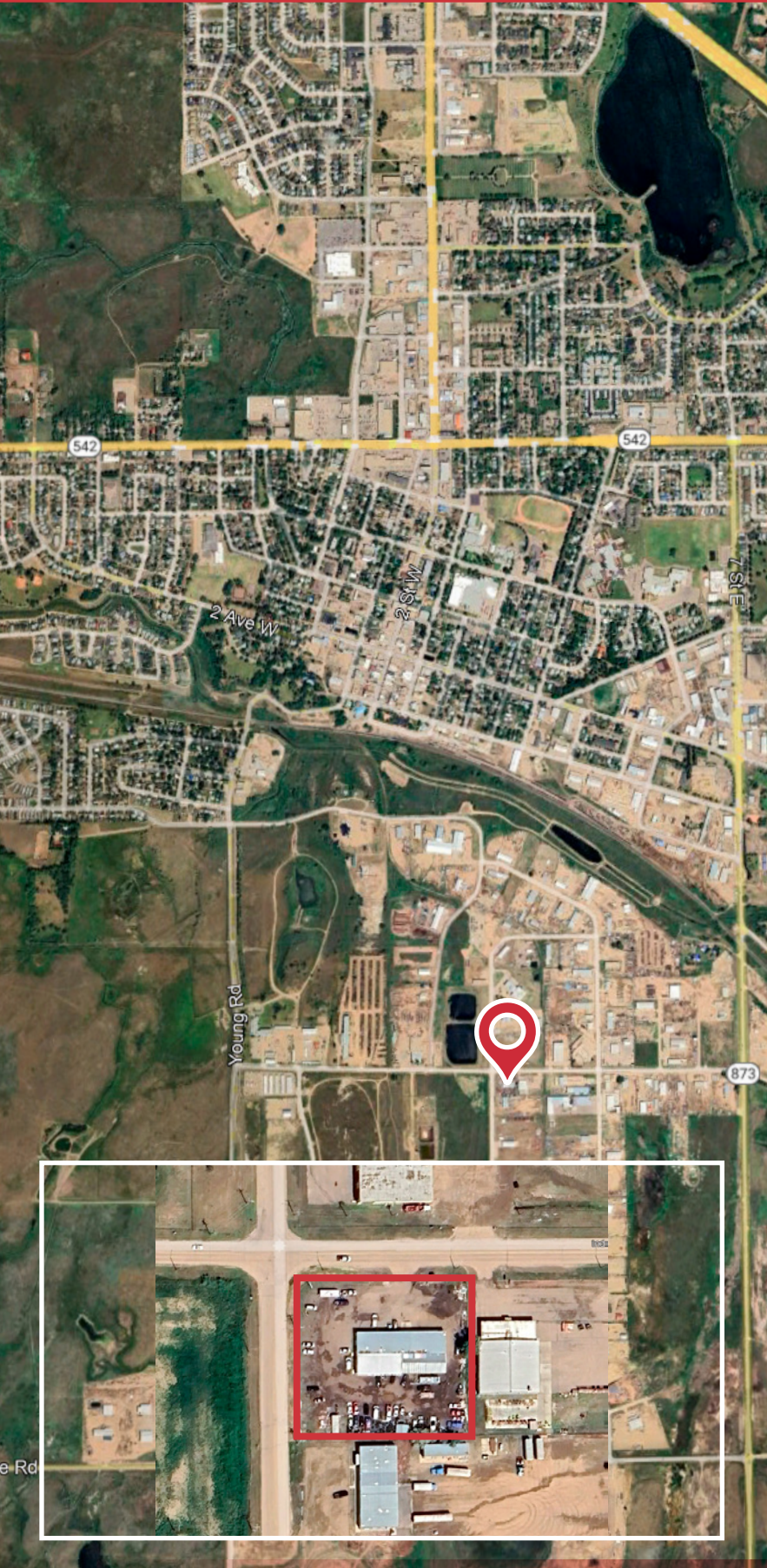
|                   |                                      |
|-------------------|--------------------------------------|
| AVAILABLE AREA    | 6,600 sq.ft.± (120'W x 55'D)         |
| SITE AREA         | 1.11 acres (212' x 230')             |
| LEGAL DESCRIPTION | Plan 7510755, Block 5, Part of Lot 1 |
| ZONING            | I-G Industrial General               |
| YEAR BUILT        | 1979                                 |
| LIGHTING          | Fluorescents                         |
| LOADING           | Multiple O/H grade loading doors     |
| SUMPS             | Yes                                  |
| YARD              | Graveled and fenced                  |
| SERVICES          | Municipal (TBC by Purchaser)         |
| PROPERTY TAXES    | \$7,207.51 (2024 estimate)           |
| SALE PRICE        | \$375,000 (\$57 per sq.ft.)          |



# COURT ORDERED SALE

FREESTANDING OFFICE/WAREHOUSE FACILITY

151 INDUSTRIAL ROAD E | BROOKS, AB



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIDMONTON.COM

7343 VC24