

COURT ORDERED SALE





NAI Commercial

FREESTANDING OFFICE/WAREHOUSE FACILITY
LAND & BUILDING ONLY



341 - 8 STREET E | BROOKS, AB | 5,520 SF± FACILITY ON 22,000 SF±

PROPERTY HIGHLIGHTS

-  **Functionality:** Office/warehouse configuration can accommodate a variety of industrial uses
-  **Location:** Exposure to 8 Street E and Sutherland Drive E with easy access onto major thoroughways
-  **Loading:** Multiple overhead doors ideal for fleet or equipment operations
-  **Site Size:** Only 25% site coverage ratio allows for future building expansion or ample secured/gravelled yard storage

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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.
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ADDITIONAL INFORMATION

AVAILABLE AREA	5,520 sq.ft.±
SITE AREA	22,000 sq.ft.±
SITE COVERAGE	25%
LEGAL DESCRIPTION	Plan 731352, Block 1, Lot 13
ZONING	I-L Industrial Light
YEAR BUILT	1977
CEILING HEIGHT	Approx 14'-18' at eaves
LIGHTING	Fluorescents and T5H0 fixtures
POWER	100 amp (TBC by Purchaser)
LOADING	Front (3) 12'H O/H grade loading door and (1) 14'H O/H grade loading door Rear (2) 12' O/H grade loading door
SUMPS	Yes
YARD	Graveled and fenced
SERVICES	Municipal (TBC by Purchaser)
PROPERTY TAXES	\$7,114.39 (2024 estimate)
SALE PRICE	\$395,000 (\$72 per sq.ft.)

