

COURT ORDERED SALE





NAI Commercial

FREESTANDING OFFICE/WAREHOUSE FACILITY
LAND & BUILDING ONLY

**FURTHER
REDUCED!
NOW: \$295,000**

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 thoroughways
-  **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')

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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.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



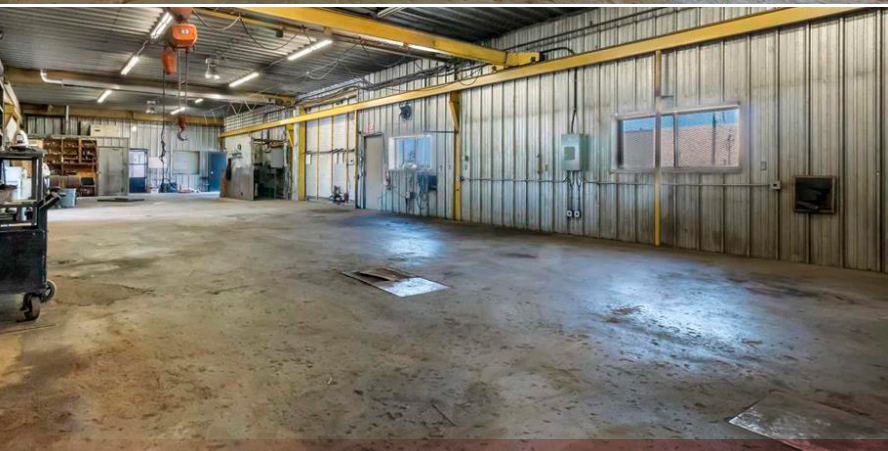
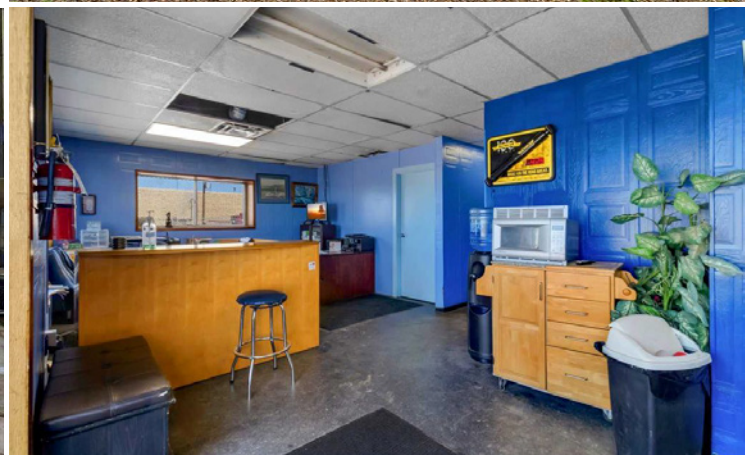
780 436 7410



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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.) \$295,000 (\$44 per sq.ft.)

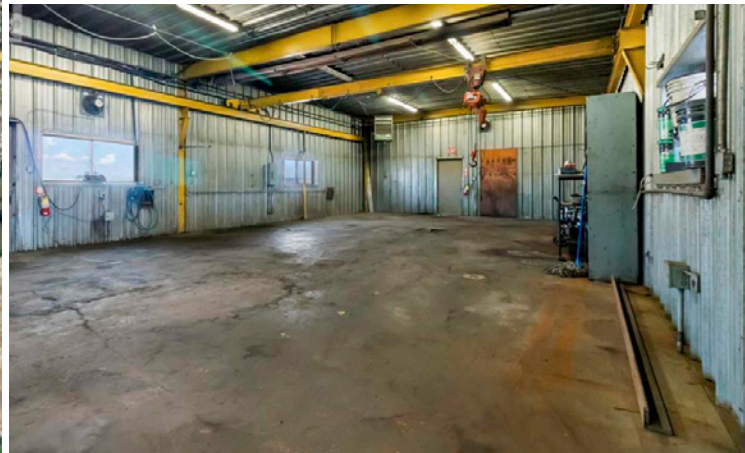
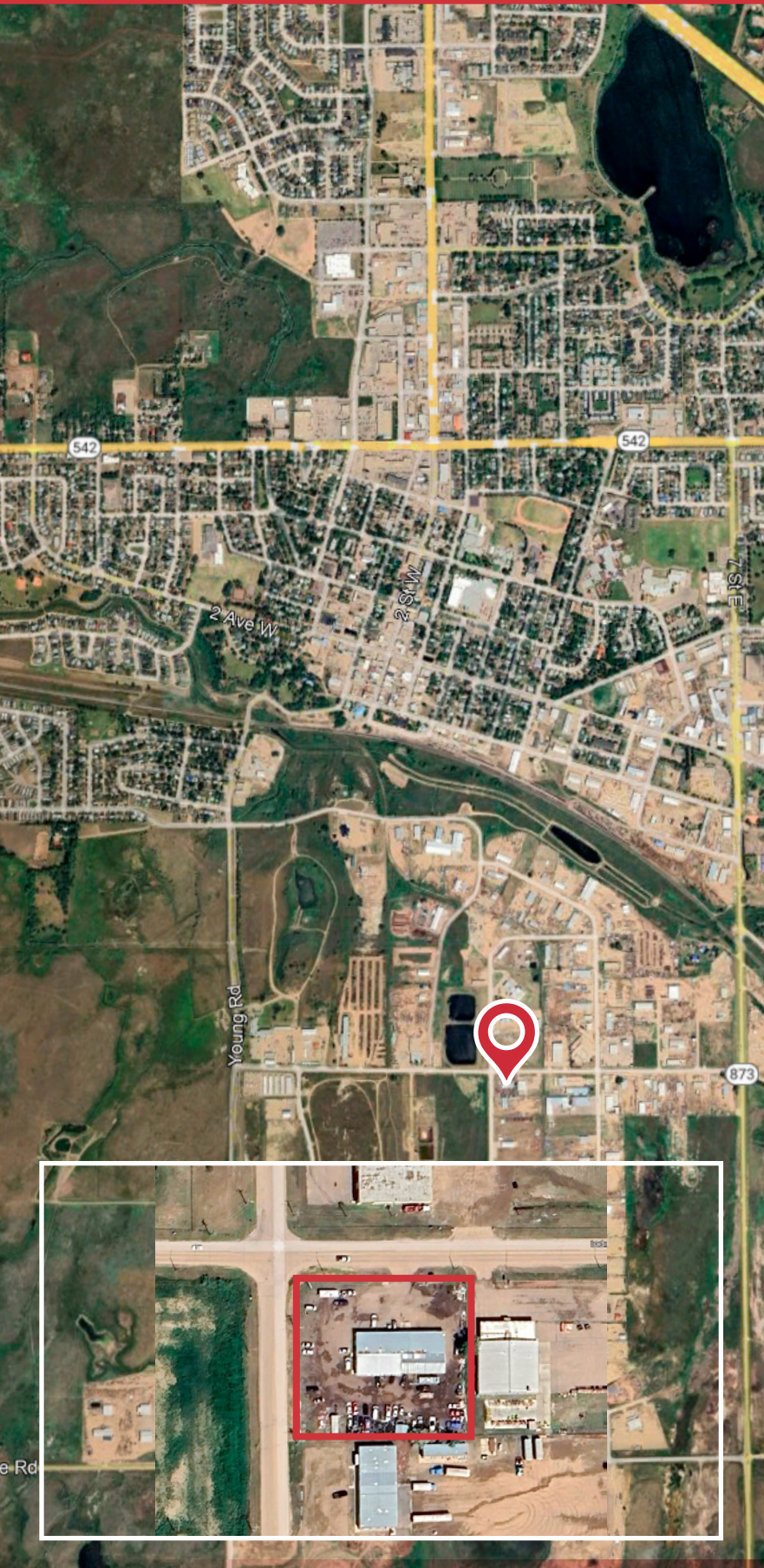


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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.