

\$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	3
Zoning	C-G

Listing Details

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