

Commercial Space For Lease

344 8th Street E, Brooks, AB

For Lease
\$3,000/month plus
NNN costs



2,670 sq. ft. commercial space available for lease. Previously home to a safety supply store for over 35 years. Features a large open retail/showroom area in the front with warehouse/storage space in the rear, plus one washroom and an office/staff room. Conveniently located next to a pharmacy & clinic, Africa Supermarket, and Madina Shopping Center, providing strong neighboring businesses and steady traffic. Suitable for a variety of retail and service uses.

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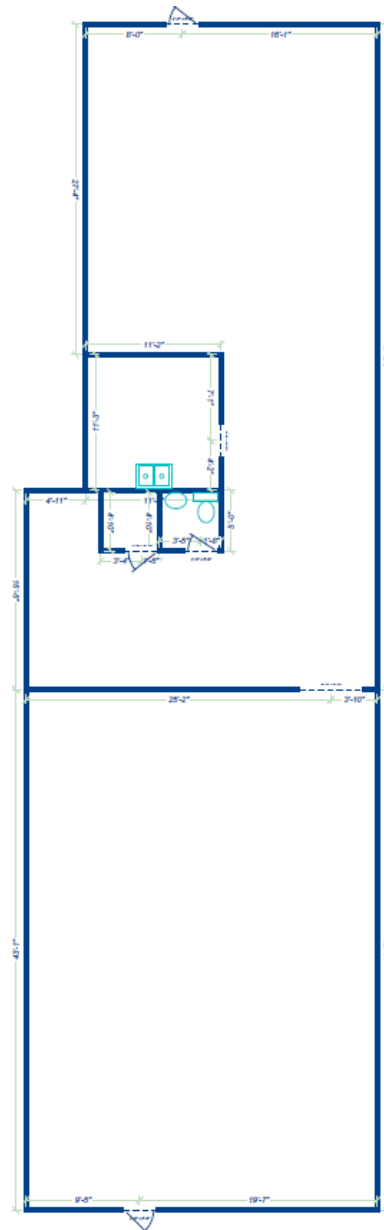
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Salient Facts

Size:	2670sq ft
Possession	Immediate
Operating Costs:	\$3/sq ft
Average Utilities:	Tenant pays utilities
Year built:	1973
Monthly Rent:	
Base Rent	\$3,000.00
Est Op Costs	<u>\$667.50</u>
	\$3,667.50 plus gst

Legal Description

Plan 731352, block 3, Lot 2



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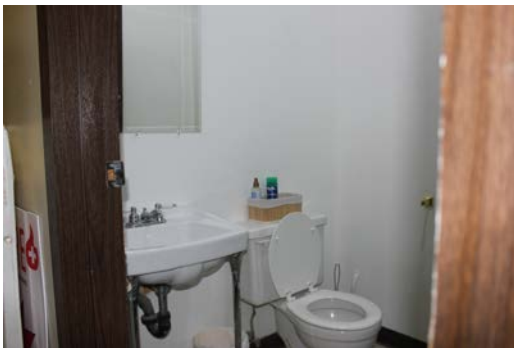
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REMAX
COMMERCIAL®

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PERMITTED

- ▶ Accessory buildings and structures
- ▶ Art and craft studios
- ▶ Bakeries
- ▶ Bars/Lounges
- ▶ Breweries, wineries and distilleries
- ▶ Business and professional offices
- ▶ Cafes
- ▶ Cannabis stores
- ▶ Commercial schools
- ▶ Cultural facilities
- ▶ Dwelling units above non-residential uses
- ▶ Entertainment facilities
- ▶ Financial institutions
- ▶ Government and public services
- ▶ Home occupations – 1, 2
- ▶ Hotels
- ▶ Media production facilities
- ▶ Medical offices
- ▶ Minor retail establishments
- ▶ Personal services
- ▶ Pet grooming establishments
- ▶ Private recreation facilities
- ▶ Public utilities
- ▶ Religious assemblies
- ▶ Restaurants

2.2 DISCRETIONARY

- ▶ Adult entertainment establishments
- ▶ Apartments
- ▶ Auto and equipment rentals and sales
- ▶ Day cares
- ▶ Duplexes
- ▶ Dwelling units in the rear of non-residential uses
- ▶ Funeral services
- ▶ Home occupations – 3
- ▶ Liquor stores
- ▶ Modular homes
- ▶ Moved-in buildings
- ▶ Moved-in dwellings
- ▶ Parking facilities
- ▶ Repair shops
- ▶ Secondary suites
- ▶ Semi-detached dwellings
- ▶ Service stations
- ▶ Shopping malls
- ▶ Single-detached dwellings
- ▶ Townhouses

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