

# \$799,900 - 349 9 Street E, Brooks

MLS® #A2115275

**\$799,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

East End, Brooks, Alberta

Great liquor business with building! Liquor store is located in the East end of Brooks, lots of residential areas surrounding. Next door to a busy pub with VLT's, down the street from a Circle K. Sales are solid with a good profit margin. Limited competition in this area of Brooks, with lots of repeat clientele. Store area is roughly 2700sq.ft. with large cooler, back loading dock, and plenty of storage. The second unit is currently used for storage, and can be leased out to a number of different businesses. Seller will provide full training for liquor store operations.

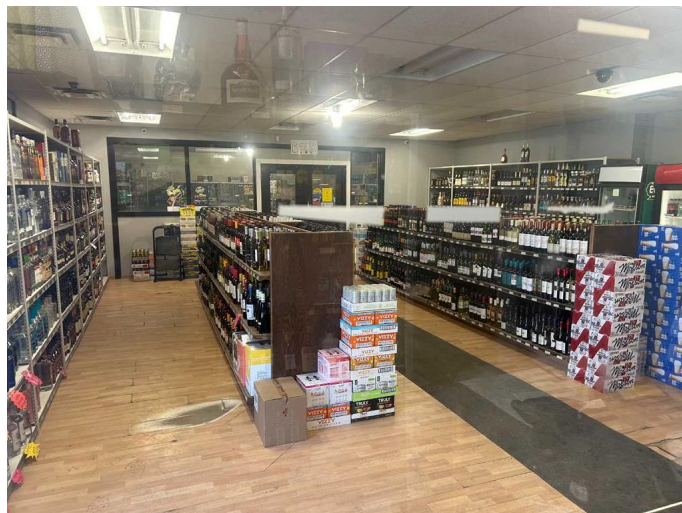
Built in 1976

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2115275   |
| Price      | \$799,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1976       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 349 9 Street E |
| Subdivision | East End       |
| City        | Brooks         |
| County      | Brooks         |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1R1K6  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2024 |
| Days on Market | 386              |
| Zoning         | C-2              |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Grey Power PD Realty Inc. |
|----------------|---------------------------|

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