

FOR SALE

INDUSTRIAL LAND WITH WAREHOUSE & STORAGE

184075 7TH STREET EAST
BROOKS, ALBERTA



\$1,750,000

PROPERTY HIGHLIGHTS

Located in Brooks, Alberta, this property offers two industrial buildings on 6.3 acres of Business Rural land. Includes a 7,500 sq. ft. warehouse and a 4,654 sq. ft. bulk storage warehouse. Site features a 25-car rail siding (currently decommissioned but available), providing excellent potential for future rail service. Ample space and zoning allow for a wide range of development and business opportunities.

Ria Mavrikos, Associate
Commercial Sales & Leasing
403.875.0886
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RE/MAX KEY

www.remaxkey.ca



ADDRESS

104785 7th Street East Brooks, Alberta

SITE AREA

± 6.3 Acres

BUILDINGS

± 7,500 SF Warehouse

± 4,654 SF Storage

YEAR BUILT

1983-1989

POWER

277/480 V

CLEAR HEIGHT

16'

CURRENT ZONING

B-RUR

PROPERTY TAXES

\$6160.72 (2025)





20 YEAR NON-COMPETE CLAUSE

Seller will convey title to the property or buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the property may not be used for the sale or distribution of agricultural chemicals, seed, or fertilizer.

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.