

FOR SALE

INDUSTRIAL LAND WITH WAREHOUSE & STORAGE

184075 7TH STREET EAST
BROOKS, ALBERTA



\$999,000

PROPERTY HIGHLIGHTS

Strategically located in Brooks, Alberta, this 6.3-acre Business Rural property offers exceptional flexibility for industrial, agricultural, and commercial users. The site includes a 7,500 sq. ft. warehouse and a 4,654 sq. ft. bulk storage warehouse, providing ample space for operations, storage, manufacturing, or distribution. Ideally situated with convenient access to the Trans-Canada Highway (Highway 1), Highway 36, and the Brooks Regional Airport, the property benefits from excellent transportation connections and proximity to one of Alberta's strongest agricultural and food processing regions. With generous yard space and versatile Business Rural zoning, this property presents outstanding opportunities for owner-users, investors, or future redevelopment.

Ria Mavrikos, Associate
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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.