

\$925,000 - 1009 3 Avenue E, Brooks

MLS® #A2098172

\$925,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.19 Acres

Ingram Park, Brooks, Alberta

Take advantage of the low - nonexistent vacancy rate in Brooks with this 12 suiter. 11-2 bedrooms and 1 - 1 bedroom. Rents just recently increased to take effect soon at \$815 (2 bedrooms) and \$675 (1 bedroom). (the attached financials do not reflect new rental income of \$115,680 annually (prior amount \$104,940). Professionally managed. New shingles this year. Wonderful location backing onto greenspace. Check out www.brooksregion.ca for general economic information on Brooks.

Built in 1977

Essential Information

MLS® #	A2098172
Price	\$925,000
Sold Price	\$880,000
Bathrooms	0.00
Acres	0.19
Year Built	1977
Type	Commercial
Sub-Type	Multi Family
Status	Sold

Community Information

Address	1009 3 Avenue E
Subdivision	Ingram Park
City	Brooks
County	Brooks



Province	Alberta
Postal Code	T1R 0S6

Interior

Heating	Boiler, Natural Gas
Cooling	None

Exterior

Lot Description	Backs on to Park/Green Space, Corner Lot, Near Golf Course
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Slab

Additional Information

Date Listed	December 18th, 2023
Date Sold	December 18th, 2023
Zoning	Residential High Density
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Main Street Realty
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