

# \$1,999,900 - 21 Units, 336 9 Street E, Brooks

MLS® #A2164666

**\$1,999,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Ingram Park, Brooks, Alberta

Discover this investment opportunity in a sought after rental building in Brooks with this well-maintained 21-unit rental property. Built in 1998, this versatile asset offers a strong income potential in a thriving community. Fully rented, unit mix consists of 1-1 bedroom and 20 - 2 bedroom units. Solid investment with proven rental income stream with a diverse tenant base. Ample parking space for residents with a full lot. Located in a friendly, well-established neighborhood with strong rental demand. This property represents a fantastic opportunity for seasoned investors or those looking to enter the rental market in Brooks. Don't miss out on this exceptional asset with solid returns and growth potential.

Built in 1998

## Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2164666     |
| Price      | \$1,999,900  |
| Sold Price | \$1,900,000  |
| Bathrooms  | 0.00         |
| Acres      | 0.00         |
| Year Built | 1998         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Sold         |

## Community Information



|             |                          |
|-------------|--------------------------|
| Address     | 21 Units, 336 9 Street E |
| Subdivision | Ingram Park              |
| City        | Brooks                   |
| County      | Brooks                   |
| Province    | Alberta                  |
| Postal Code | T1R 1K6                  |

### Interior

|         |        |
|---------|--------|
| Heating | Boiler |
|---------|--------|

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Back Lane, Near Golf Course |
| Roof            | Asphalt Shingle             |
| Foundation      | Slab                        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2024 |
| Date Sold      | October 1st, 2024   |
| Days on Market | 20                  |
| Zoning         | RHD                 |
| HOA Fees       | 0.00                |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Main Street Realty |
|----------------|---------------------------|

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