

**FOR
SALE**

BROOKS PLAZA

1308 2A St West

Brooks Alberta



LIST PRICE \$3,495,000

CAP 6.26



FEATURES

- Land Area 1.54 acres
- Building Area 18,562 sf
- Rentable Area 17,589 sf
- Uncovered Parking 98
- Roof – replaced 2005
- HVAC – replaced 2005
- Built 1979. Brick, Concrete Construction
- Paved Parking Lot
- Many long term tenants

FINANCIALS

- NOI – \$218,798
- Avg Rent – \$13.65/sf
- Op Costs - \$4.00/sf

MICHAEL FLEMING REALTY CORPORATION

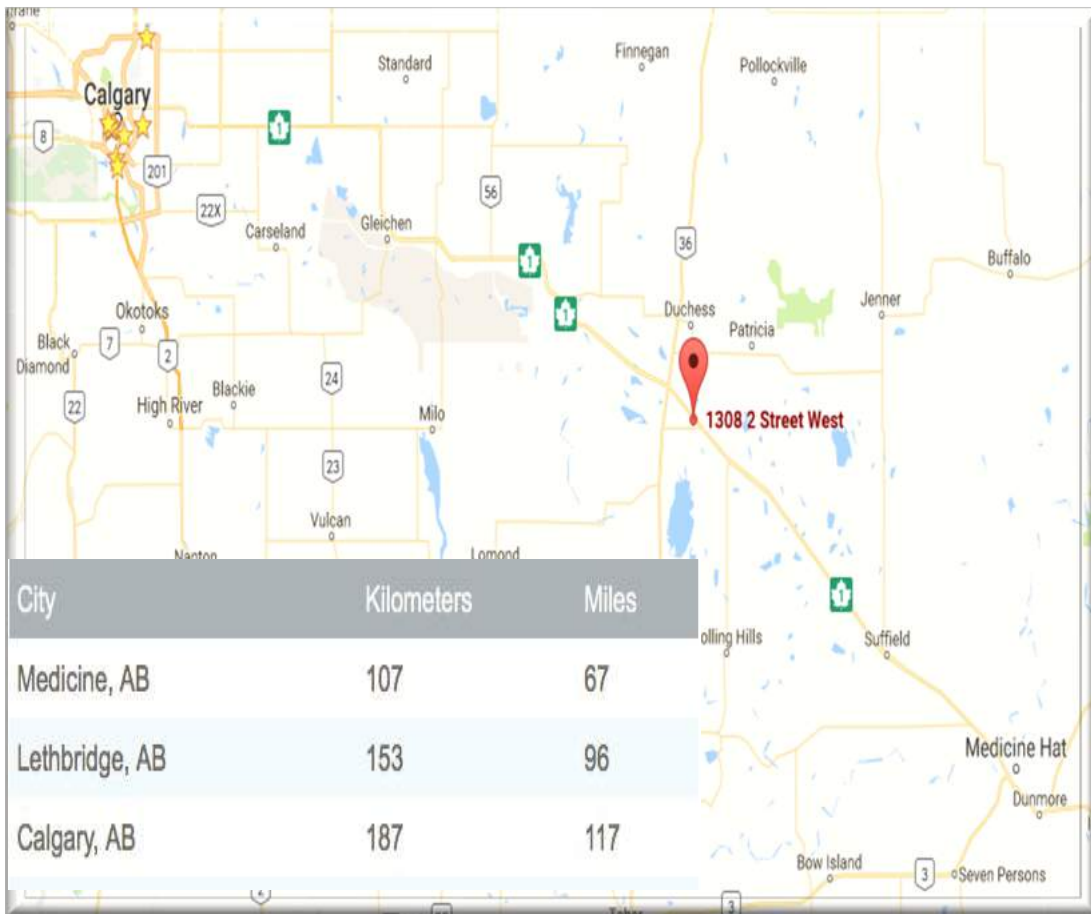
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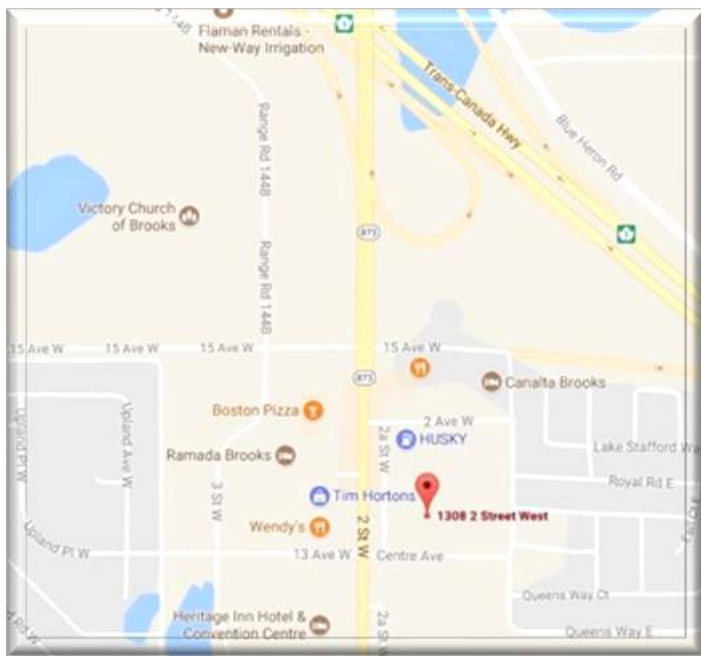
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BROOKS PLAZA

1308 2A St West Brooks Alberta



BROOKS ALBERTA
BROOKS with a population of 15,671 (2019) is located approximately 2 hours east of Calgary on the TransCanada Highway and 1 hr west of Medicine Hat. Brooks is a service center for oil and gas, manufacturing, agriculture, food processing, retail and construction with a competitive tax environment with property and utility taxes amongst the best in the province.



BROOKS PLAZA
1308 2A St WEST Brooks Alberta

BROOKS PLAZA is located in the best possible retail commercial area of Brooks with easy access and tremendous exposure. This property has been well maintained by a long term owner who has looked after all of the operating systems and building structure. This property always attracts great tenants and the owner has had tremendous success with many long term tenants. Over the past 20 years the level of occupancy in this plaza has been exceptional. Brooks has seen a recent uptick in the natural gas industry as well as new projects like solar panel farms.

BROOKS PLAZA

1308 2A St West BROOKS



RENT ROLL BROOKS PLAZA 1308 2A St West Brooks Alberta List Price \$3,495,000															
CURRENT RENTS										NUMBERS using MARKET RENTS @ \$16.00/SF					
Unit #	Area sf	Rent/ Sf/Yr	Basic Rent /Yr	Operating Costs /Yr	Total /Yr	GST /Yr	Gross Total Yr	Lease Expiry	Option	Market Rate	Basic Rent /Yr Market Rate	Op Costs/Yr	Total/Yr Market Rate	GST/Yr	GROSS TOTAL MARKET RENT
1	990	\$13.00	\$12,870	\$3,960	\$16,830	\$842	\$17,672	31-Aug-25	Sep 2025-2027	\$ 16.00	\$15,840	\$3,960	\$19,800	\$990	\$20,790
2	1,320	\$12.00	\$15,840	\$5,280	\$21,120	\$1,056	\$22,176	31-Jul-24	Aug 2024-2026	\$ 16.00	\$21,120	\$5,280	\$26,400	\$1,320	\$27,720
3,4	1,696	\$16.00	\$27,136	\$6,784	\$33,920	\$1,696	\$35,616	31-Dec-25	Jan 2026-27	\$ 16.00	\$27,136	\$6,784	\$33,920	\$1,696	\$35,616
5,6,7,8	4,470	\$12.00	\$53,640	\$18,996	\$72,636	\$3,632	\$76,268	30-Apr-26	May 2026-2028	\$ 16.00	\$71,520	\$18,996	\$90,516	\$4,526	\$95,042
9	2,552	\$12.00	\$30,624	\$8,172	\$38,796	\$1,940	\$40,736	30-Jun-24		\$ 16.00	\$40,832	\$8,172	\$49,004	\$2,450	\$51,454
10, 11	2,215	\$12.00	\$26,580	\$8,856	\$35,436	\$1,772	\$37,208	30-Jun-25	Jul 2024-2026	\$ 16.00	\$35,440	\$8,856	\$44,296	\$2,215	\$46,511
12	1,512	\$18.00	\$27,216	\$6,048	\$33,264	\$1,663	\$34,927	31-Aug-25		\$ 18.00	\$27,216	\$6,048	\$33,264	\$1,663	\$34,927
13,14	2,862	\$14.00	\$40,068	\$11,448	\$51,516	\$2,576	\$54,092	31-Mar-25		\$ 16.00	\$45,792	\$11,448	\$57,240	\$2,862	\$60,102
AVG. RENT/YR										AVG. RENT/YR					
TOTALS	17,617	\$13.63	\$233,974	\$69,544	\$303,518	\$15,176	\$318,694			\$16.25	\$284,896	\$69,544	\$354,440	\$17,722	\$372,162

CURRENT RENT				MARKET RENTS			
List Price	\$3,495,000	Cap Rate	6.26%	List Price	\$3,495,000	Cap Rate	8.15%
Total Income	\$303,518			Total Income	\$354,440		
VACANCY 5%	\$15,176			VACANCY 5%	\$17,722		
GROSS OPERATING INCOME	\$288,342			GROSS OPERATING INCOME	\$354,440		
OPERATING EXPENSES	\$69,544			OPERATING EXPENSES	\$69,544		
Net Operating Income	\$218,798	NOTE: Management Fee (5% of Basic Rent) Included in Op Costs	\$11,699	Net Operating Income	\$284,896	Management Fee (5% of Basic Rent) Included in the Op Costs	\$14,245

January 8, 2024