

**FOR  
SALE**

# BROOKS PLAZA

1308 2A St West

Brooks Alberta



**LIST PRICE —\$3,400,000      CAP 6.99**



## FEATURES

- Land Area 1.54 acres
- Building Area 18,562 sf
- Rentable Area 17,635 sf
- Uncovered Parking 98
- Roof – replaced 2005
- HVAC – replaced 2005
- Built 1979. Brick, Concrete Construction
- Paved Parking Lot
- Many long term tenants

## FINANCIALS

- NOI – \$237,660
- Avg Rent – \$14.75/sf
- Op Costs - \$4.06/sf

## **MICHAEL FLEMING REALTY CORPORATION**

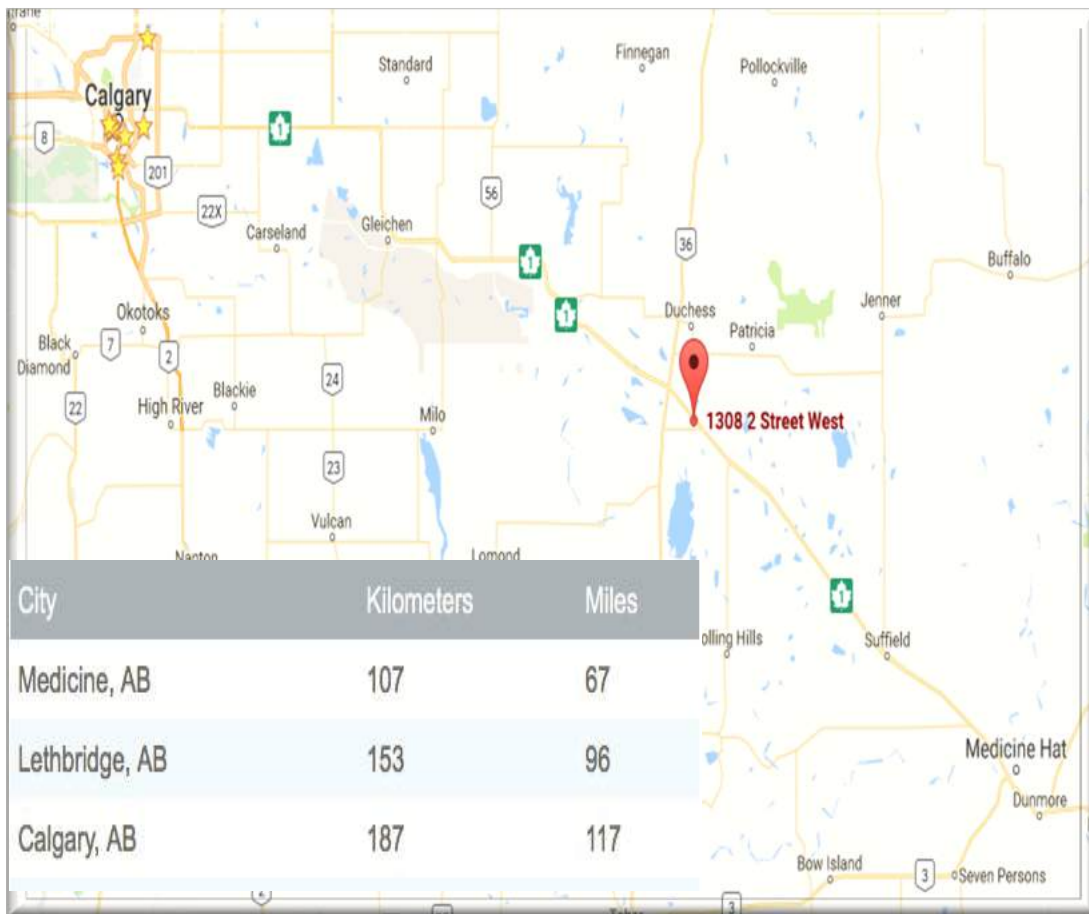
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# BROOKS PLAZA

1308 2A St West Brooks Alberta



## BROOKS ALBERTA

**BROOKS** with a population of 14,924 (2021) 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.

**MICHAEL FLEMING REALTY CORPORATION**

**Calgary Alberta**

**[flemingrealty.ca](http://flemingrealty.ca)**



# BROOKS PLAZA

1308 2A St West BROOKS



RENT ROLL    BROOKS PLAZA    1308 2A St West    Brooks Alberta										List Price	\$3,400,000				
		CURRENT RENTS								NUMBERS using MARKET RENTS @ \$18.00/SF or Current if more					
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
13,14	2,862	\$14.00	\$40,068	\$11,448	\$51,516	\$2,576	\$54,092	31-Mar-30	Apr 2030-203232	\$18.00	\$51,516	\$11,448	\$62,964	\$3,148	\$66,112
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
10, 11	2,215	\$18.00	\$39,870	\$8,856	\$48,726	\$2,436	\$51,162	30-Jun-28	Jul 2028-2030	\$18.00	\$39,870	\$8,856	\$48,726	\$2,436	\$51,162
9	2,570	\$14.00	\$35,980	\$10,280	\$46,260	\$2,313	\$48,573	31-Aug-27	Sep 2027-2029	\$18.00	\$46,260	\$10,280	\$56,540	\$2,827	\$59,367
5,6,7,8	4,470	\$12.00	\$53,640	\$18,996	\$72,636	\$3,632	\$76,268	30-Apr-26	May 2026--2028	\$18.00	\$80,460	\$18,996	\$99,456	\$4,973	\$104,429
3,4	1,696	\$16.00	\$27,136	\$6,784	\$33,920	\$1,696	\$35,616	31-Dec-25	Jan 2026-2027	\$18.00	\$30,528	\$6,784	\$37,312	\$1,866	\$39,178
2	1,320	\$13.00	\$17,160	\$5,280	\$22,440	\$1,122	\$23,562	31-Aug-26	Aug 2026-2028	\$18.00	\$23,760	\$5,280	\$29,040	\$1,452	\$30,492
1	990	\$13.00	\$12,870	\$3,960	\$16,830	\$842	\$17,672	1-Sep-28	Sep 2028-2030	\$18.00	\$17,820	\$3,960	\$21,780	\$1,089	\$22,869
		AVG. RENT/YR								AVG. RENT/YR					
TOTALS	17,635	\$14.75	\$253,940	\$71,652	\$325,592	\$16,280	\$341,872			\$18.00	\$317,430	\$71,652	\$389,082	\$19,454	\$408,536

CURRENT RENT					MARKET RENTS				
List Price	\$3,400,000	Cap Rate	6.99%		List Price	\$3,400,000	Cap Rate	8.76%	
Total Income	\$325,592				Total Income	\$389,082			
VACANCY 5%	\$16,280				VACANCY 5%	\$19,454			
GROSS OPERATING INCOME	\$309,312				GROSS OPERATING INCOME	\$369,628			
OPERATING EXPENSES	\$71,652	NOTE: Management Fee (5% of Basic. Rent) Included in Op Costs			OPERATING EXPENSES	\$71,652	Management Fee (5% of Basic Rent) included in the Op Costs		
Net Operating Income	\$237,660				Net Operating Income	\$297,976			
					July 28, 2025				