

**FOR
SALE**

BROOKS PLAZA

1308 2A St West

Brooks Alberta



LIST PRICE – \$3,210,000

CAP 7.01



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 – \$225,035
- Avg Rent – \$14.00/sf
- Op Costs - \$4.06/sf

MICHAEL FLEMING REALTY CORPORATION

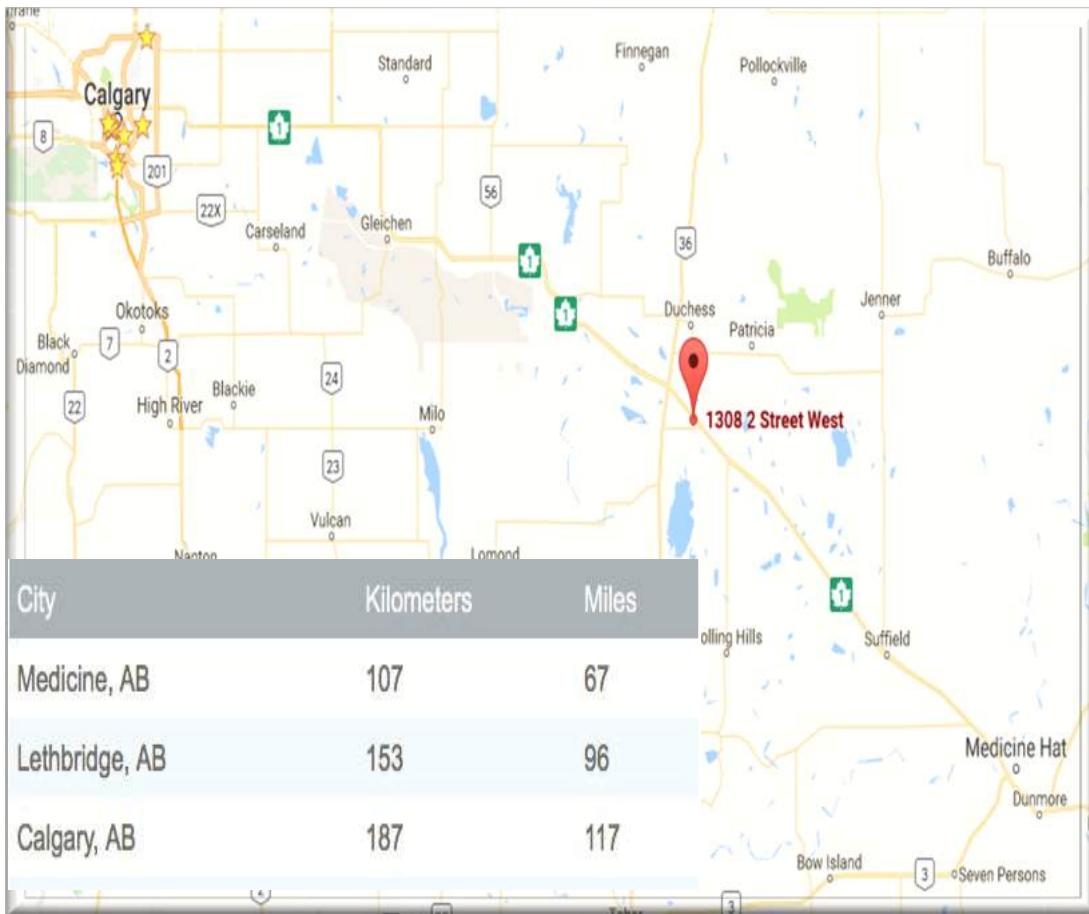
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BROOKS PLAZA

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.

BROOKS PLAZA

1308 2A St West BROOKS



RENT ROLL BROOKS PLAZA 1308 2A St West Brooks Alberta									List Price \$3,210,000					
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	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	1/Sep/28	\$ 16.00	\$15,840	\$3,960	\$19,800	\$990	\$20,790
2	1,320	\$13.00	\$17,160	\$5,280	\$22,440	\$1,122	\$23,562	31/Aug/26	\$ 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	\$ 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	\$ 16.00	\$71,520	\$18,996	\$90,516	\$4,526	\$95,042
9	2,570	\$14.00	\$35,980	\$10,280	\$46,260	\$2,313	\$48,573	31/Aug/27	\$ 16.00	\$41,120	\$10,280	\$51,400	\$2,570	\$53,970
10, 11	2,215	\$12.00	\$26,580	\$8,856	\$35,436	\$1,772	\$37,208	30/Jun/25	\$ 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/30	\$ 16.00	\$45,792	\$11,448	\$57,240	\$2,862	\$60,102
AVG. RENT/YR									AVG. RENT/YR					
TOTALS	17,635	\$14.00	\$240,650	\$71,652	\$312,302	\$15,615	\$327,917		\$16.25	\$285,184	\$71,652	\$356,836	\$17,842	\$374,678

CURRENT RENT				MARKET RENTS			
List Price	\$3,210,000	Cap Rate	7.01%	List Price	\$3,210,000	Cap Rate	8.33%
Total Income	\$312,302			Total Income	\$356,836		
VACANCY 5%	\$15,615			VACANCY 5%	\$17,842		
GROSS OPERATING INCOME	\$296,687			GROSS OPERATING INCOME	\$338,994		
OPERATING EXPENSES	\$71,652			OPERATING EXPENSES	\$71,652	Management Fee (5% of Basic Rent) included in the Op Costs	\$14,259
Net Operating Income	\$225,035			Net Operating Income	\$267,342		

NOTE: Management Fee (5% of Basic Rent) Included in Op Costs \$12,032

March 13, 2025