



BROOKS PLAZA
 1308 2A St West
 Brooks Alberta



LIST PRICE \$3,495,000

CAP 6.05



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 – \$211,413
- Avg Rent – \$13.00 /sf
- Op Costs - \$3.95/sf

MICHAEL FLEMING REALTY CORPORATION

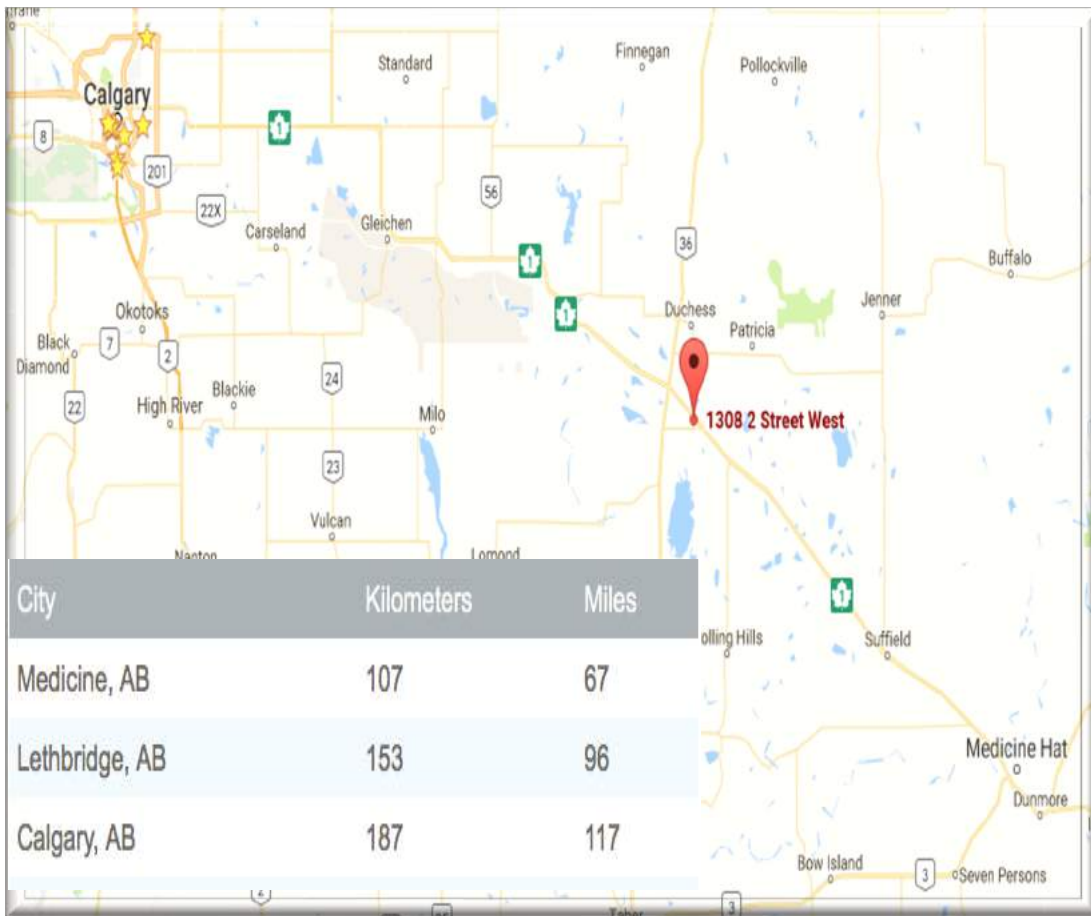
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BROOKS PLAZA

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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	CAP	6.05%
Unit #	Area sf	Rent/ Sf/Yr	Basic Rent /Yr	Operating Costs /Yr	Total /Yr	GST /Yr	Gross Total Yr	Lease Expiry	Option
1	990	\$12.00	\$11,880	\$3,960	\$15,840	\$792	\$16,632	31-Aug-24	Sep 2023-2025
2	1,320	\$12.00	\$15,840	\$5,280	\$21,120	\$1,056	\$22,176	31-Jul-24	Aug 2024-2026
3,4	1,696	\$12.00	\$20,352	\$6,784	\$27,136	\$1,196	\$28,332	31-Dec-23	
5,6,7,8	4,470	\$12.00	\$53,640	\$18,996	\$72,636	\$3,632	\$76,268	30-Apr-26	May2026 -2028
9	2,552	\$12.00	\$30,624	\$8,172	\$38,796	\$1,938	\$40,734	30-Jun-24	
10, 11	2,215	\$12.00	\$26,580	\$8,856	\$35,436	\$1,772	\$37,208	30-Jun-25	Jul 2024 - 2026
12	1,512	\$18.00	\$27,216	\$6,048	\$33,264	\$1,663	\$34,927	31-Aug-25	
13,14	2,862	\$14.00	\$40,068	\$11,448	\$51,516	\$2,576	\$54,092	31-Mar-25	
		AVG							
TOTALS	17,617	\$13.00	\$226,200	\$69,544	\$295,744	\$14,624	\$310,368		

Total Income	\$295,744	List Price	\$3,495,000	Avg Op Costs	\$3.95 /sf
VACANCY 5%	\$14,787	Cap Rate	6.05%	Avg Rent	\$13.00 /sf
GROSS OPERATING INCOME	\$280,957				
OPERATING EXPENSES	\$69,544				
Net Operating Income	\$211,413	Management Fee (5% of Basic. Rent) Included in Op Costs		\$11,310	

May 16, 2023