

CASSILS PLAZA

608 2 Street West, Brooks, AB

3,328 SF

PROMINENT HIGH TRAFFIC
LOCATION IN BROOKS

RETAIL / OFFICE FOR LEASE

NIC KRYWOLT

Associate

403.930.5882

nic.krywolt@omada-cre.com

ALEX FU

Associate

780.540.5328

alex.fu@omada-cre.com

PYLON SIGNAGE OPPORTUNITY

3,328 SF

- **Prominent location at the busiest intersection in Brooks**
- Excellent access from both 2nd Street and Cassils Road
- Suitable for professional office, medical, food service, and general retail
- Pylon sign with signage opportunities
- Ample parking on site, reserved stalls available

OMADA-CRE.COM

403.930.5882

Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	3,328 SF (demisable)
Available	Immediately
Address	608 2 nd Street West, Brooks, AB
Lease Rate	Negotiable
Op Costs	\$13.05 PSF (incl. tax and all utilities)
Power	Separately metered
Parking	Scramble



PROMINENT
LOCATION



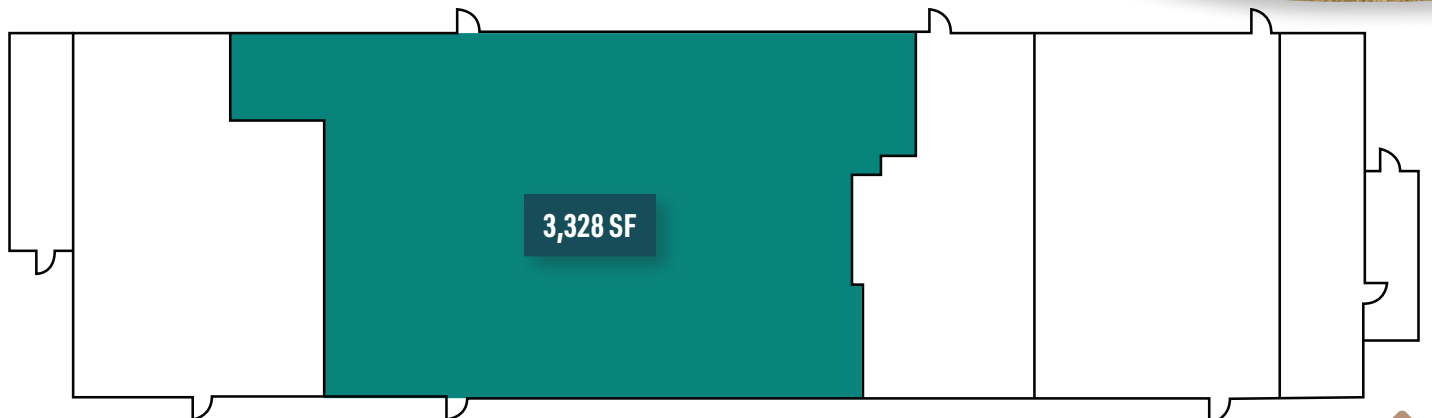
RESIDENTIAL SUITES
ON SITE



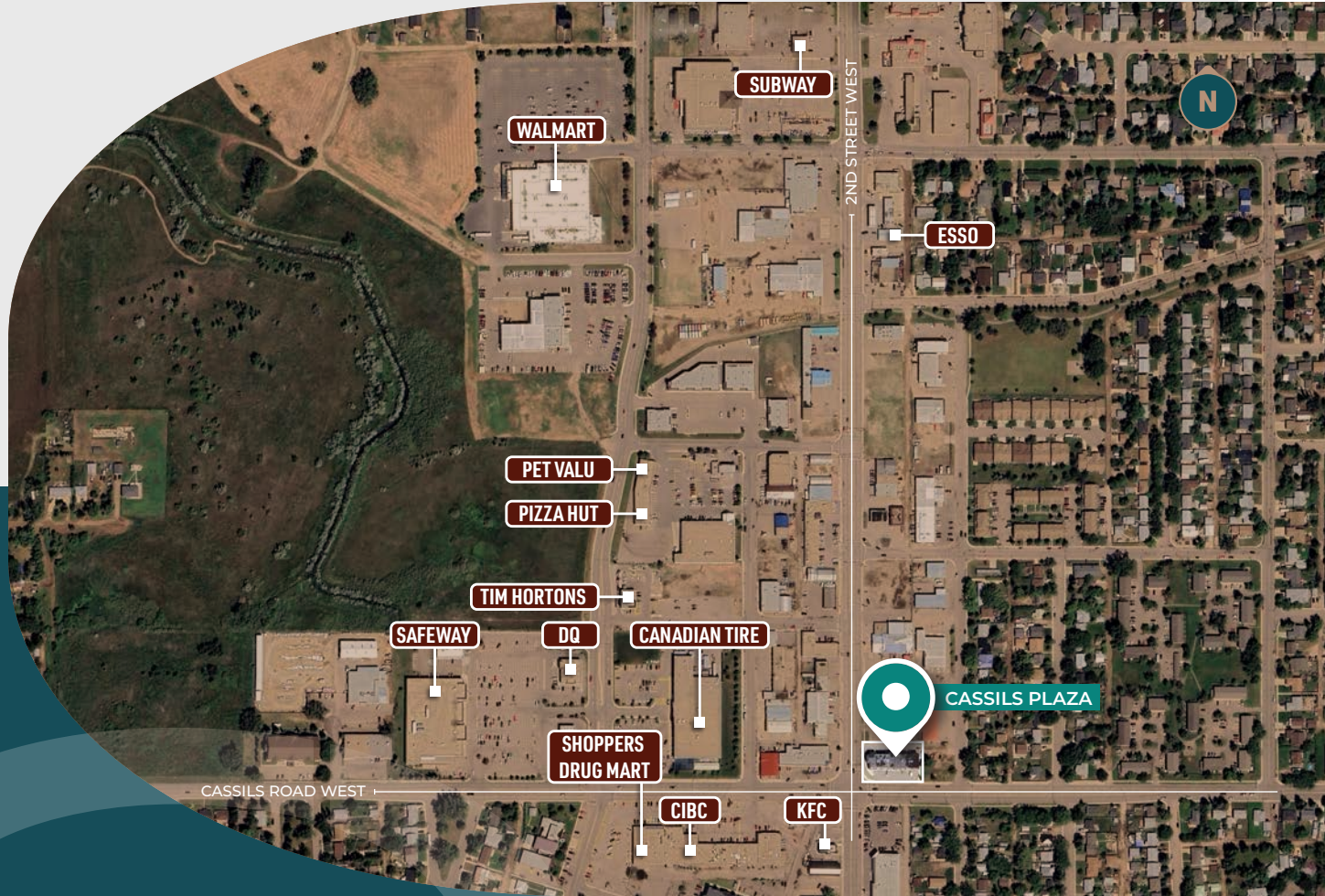
EXCELLENT ACCESS
& EXPOSURE



FLOOR PLAN



IDEALLY SITUATED



AREA DEMOGRAPHICS

3 KM RADIUS

\$96,124

AVERAGE HOUSEHOLD INCOME

15,671

POPULATION

20,521

TRADE AREA POPULATION



This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. December 10, 2024

OMADA-CRE.COM

403.930.5882

OMADA COMMERCIAL
1000 The Edison, 150 - 9th Ave SW
Calgary AB T2P 3H9

Omada
COMMERCIAL