



CUSHMAN &
WAKEFIELD

49 VEINER ROAD W

BROOKS, AB

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FOR SALE OR LEASE
1,514 SF up to 67,041 SF Industrial Units



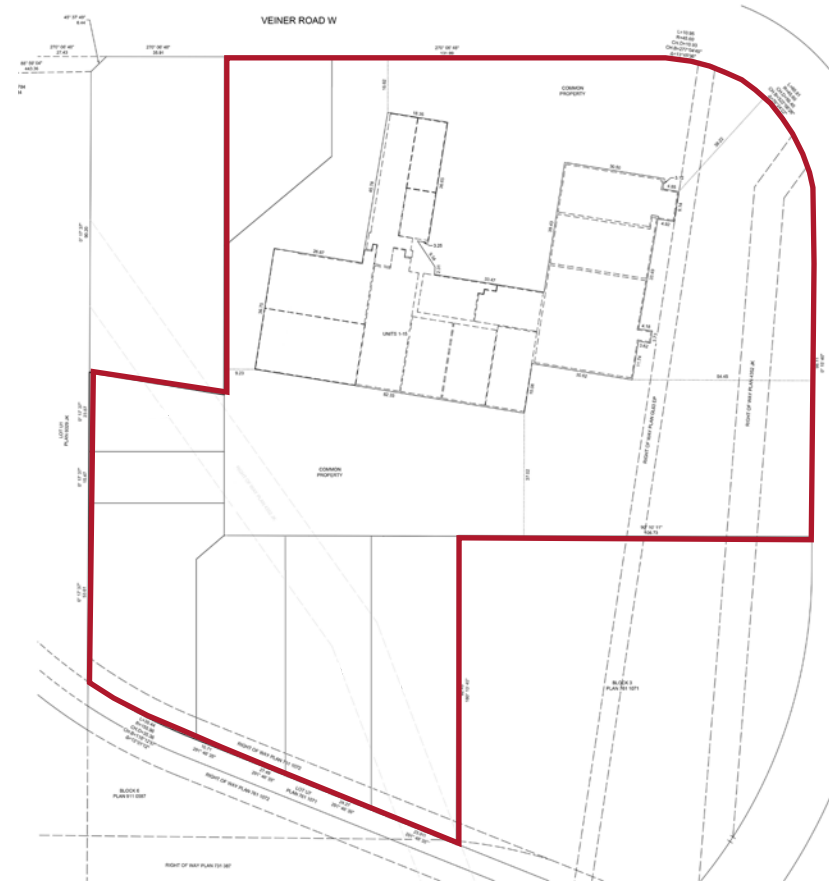
49 VEINER ROAD W

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PROPERTY DETAILS

District:	Brooks South Industrial Park
Zoning:	IG (General Industrial)
Unit Sizes:	±1,514 sf up to ±13,414 sf
Total Building Area:	±67,041 sf
Yard Sizes:	±6,793 sf up to ±25,864 sf
Availability:	Immediate
Operating Costs:	\$1.32 psf (lease only)
Property Taxes:	\$0.60 psf (sale only)
Condo Fees:	\$0.72 psf (sale only)
Comments:	<ul style="list-style-type: none">• Condo conversion underway• Units and land parcels can be leased or sold individually• Property can be sold in its entirety• Please request additional details for individual units



SITE PLAN



AVAILABLE UNITS

49 Veiner Road W, Brooks, AB

UNIT #	SQUARE FEET	LOADING	ASKING PRICE	ASKING PRICE PSF	LEASE RATE (PSF)	MAIN FLOOR (SF)	MEZZANINE (SF)	AVAILABLE
1	2,577	1 (10' X 12') DI	\$193,275	\$75	Sale Only	±2,421	±156	Leased Until June 30, 2026
2	3,403	1 (10' X 14') DI	\$221,195	\$65	Sale Only	±2,506	±897	Nov 1, 2024
3	3,977	2 (14' X 14') DI	\$258,505	\$65	Sale Only	±3,649	±328	Leased Until December 31, 2026
4	3,623	2 (14' X 14') DI	\$253,610	\$70	Sale Only	±3,623	Nil	Leased Until March 30, 2026
5	3,274	2 (14' X 14') DI	\$196,440	\$60	Sale Only	±3,274	Nil	Leased Until May 31, 2026
6	5,762	2 (14' X 14') DI	\$475,000	\$82	\$7.25	±5,762	Nil	Immediately
7	6,096	4 DI	\$426,720	\$70	\$6.50	±6,096	Nil	Immediately
8	7,318	3 DI	\$448,000	\$61	\$6.00	±6,258	±1,060	Immediately
9	4,649	1 (14' X 13.5') DI	\$302,185	\$65	\$5.85	±4,649	Nil	Immediately
10A	2,208	1 (14' X 14') DI	\$154,560	\$70	Sale Only	±2,208	Nil	Leased Until October 31, 2025
10B	1,514	1 DK	\$143,830	\$95	Sale Only	±1,514	Nil	Leased Until March 30, 2028
11	4,998	4 (14' X 16') DI	\$399,840	\$80	Sale Only	±4,998	Nil	Leased Until June 30, 2026
12	6,180	3 (14' X 16') DI	\$432,600	\$70	\$6.25	±5,294	±886	July 1, 2024
13-14	11,462	5 (14' X 16') DI 1 (14' X 18') DI	\$802,340	\$70	\$6.50	±10,265	±1,197	Immediately
Whole Building	67,041	32 DI 1 DK	\$3,150,000	\$47	Sale Only	±62,517	±4,524	Immediately

BUILDING PLAN

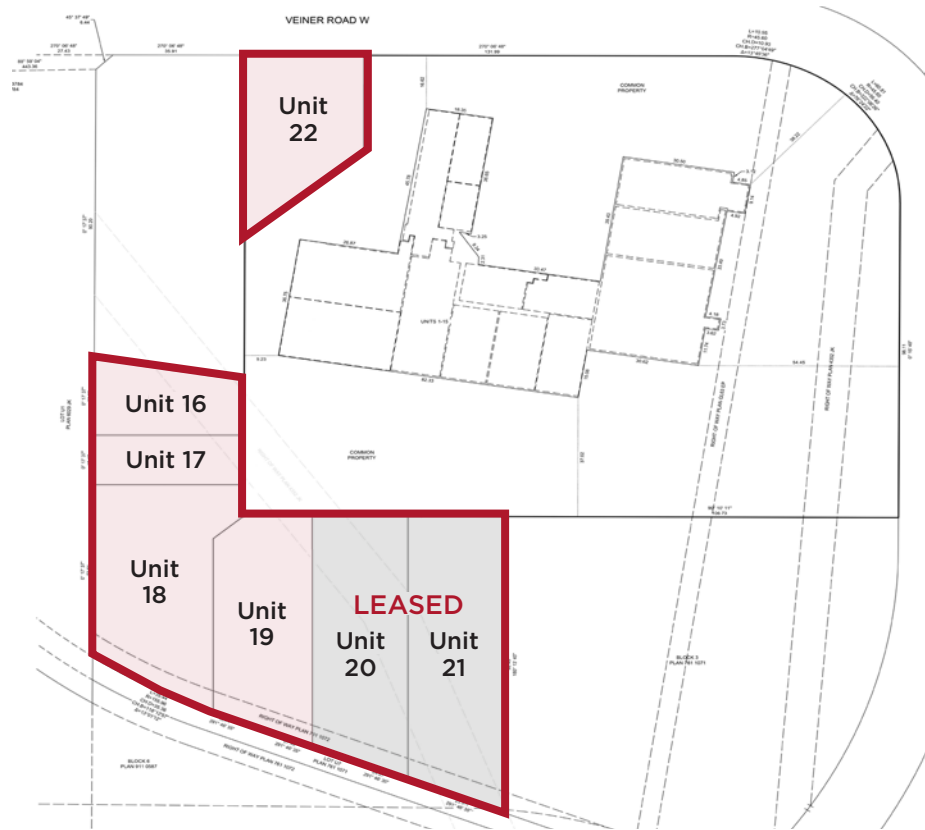
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*Not to scale, not exactly as shown.

AVAILABLE YARD AREA

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UNIT #	SQUARE FEET	ASKING PRICE	LEASE RATE	AVAILABLE
16	± 8,972	\$31,402	\$0.32 psf	Immediately
17	± 6,793	\$23,775	\$0.32 psf	Immediately
18	± 24,868	\$74,604	\$0.27 psf	Immediately
19	± 21,447	\$64,341	\$0.27 psf	Immediately
20	± 22,948	\$68,844	Sale only	Leased until December 31, 2026
21	± 25,864	\$77,592	Sale only	Leased until December 31, 2026
22	± 15,845	\$55,458	\$0.32 psf	Immediately



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Cassils

Brooks

Lake Newell
Resort

Approximate Travel Distance

Calgary City Limits 175 km
Drive Time: 1 hr, 45 mins