



Investment Purchase Opportunity

Wayne Berry, Partner
403-650-2001 | wayne@cvpartners.ca

14,200 square foot, two-storey office building, fully developed, with an attached warehouse featuring three overhead drive-in doors.

Tenant: Brooks Community Adult Learning Council

Current Term: Three-year lease from September 1, 2025, to August 31, 2028

Basic Rent: \$128,242.31 per annum

Property Taxes: Estimated at \$16,858.28 (2025)

Utilities: Estimated at \$34,669.41 (2025)

Asking Price: \$1,600,000

**Subject to GST*



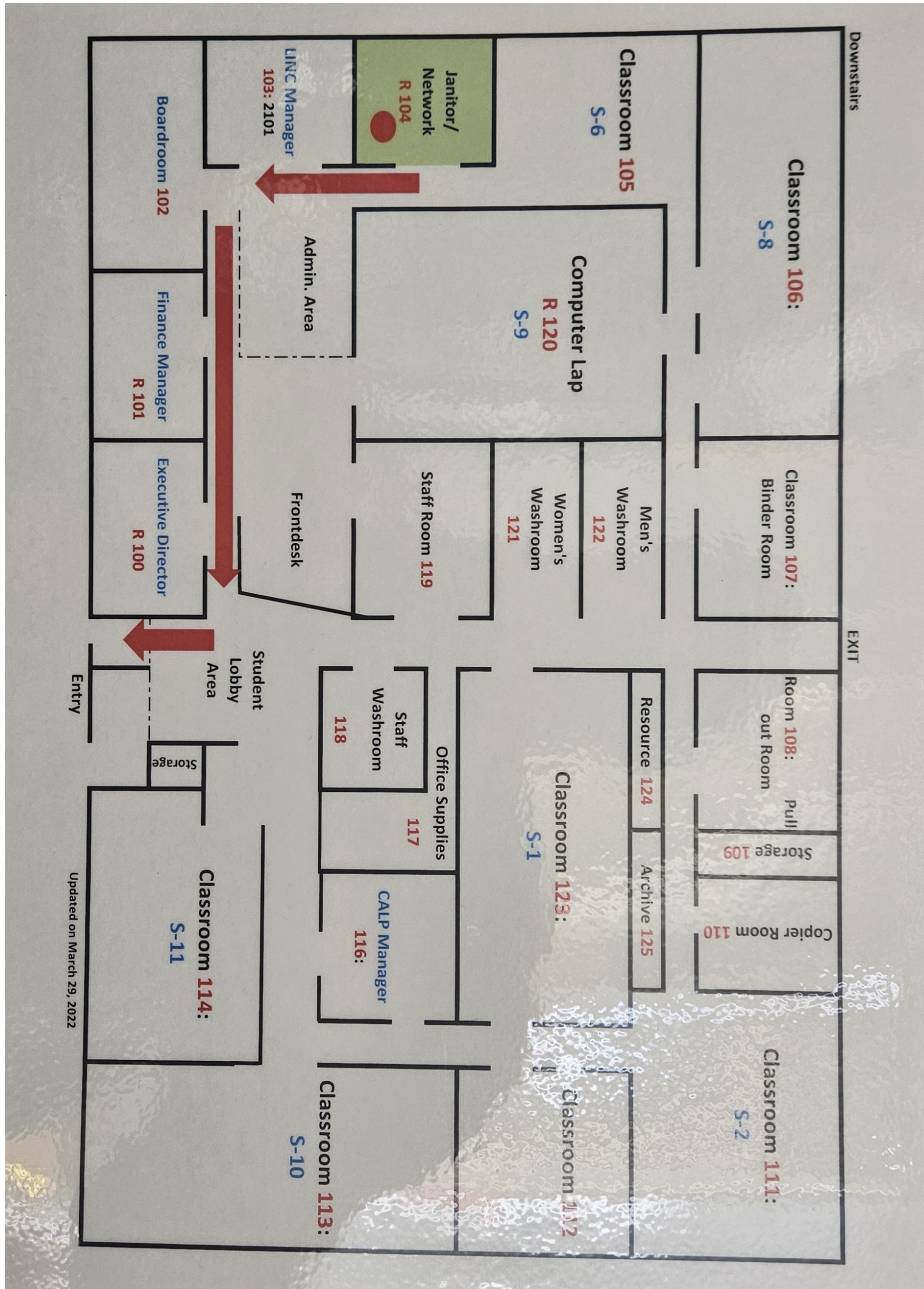
Ownership Background

FHR was established in the 1990s by three entrepreneurs who combined their expertise, assets, and vision to grow a diversified real estate portfolio. Over the past 30 years, the group has earned a strong reputation within the Brooks community as reliable, equitable, and community-focused builders and landlords.

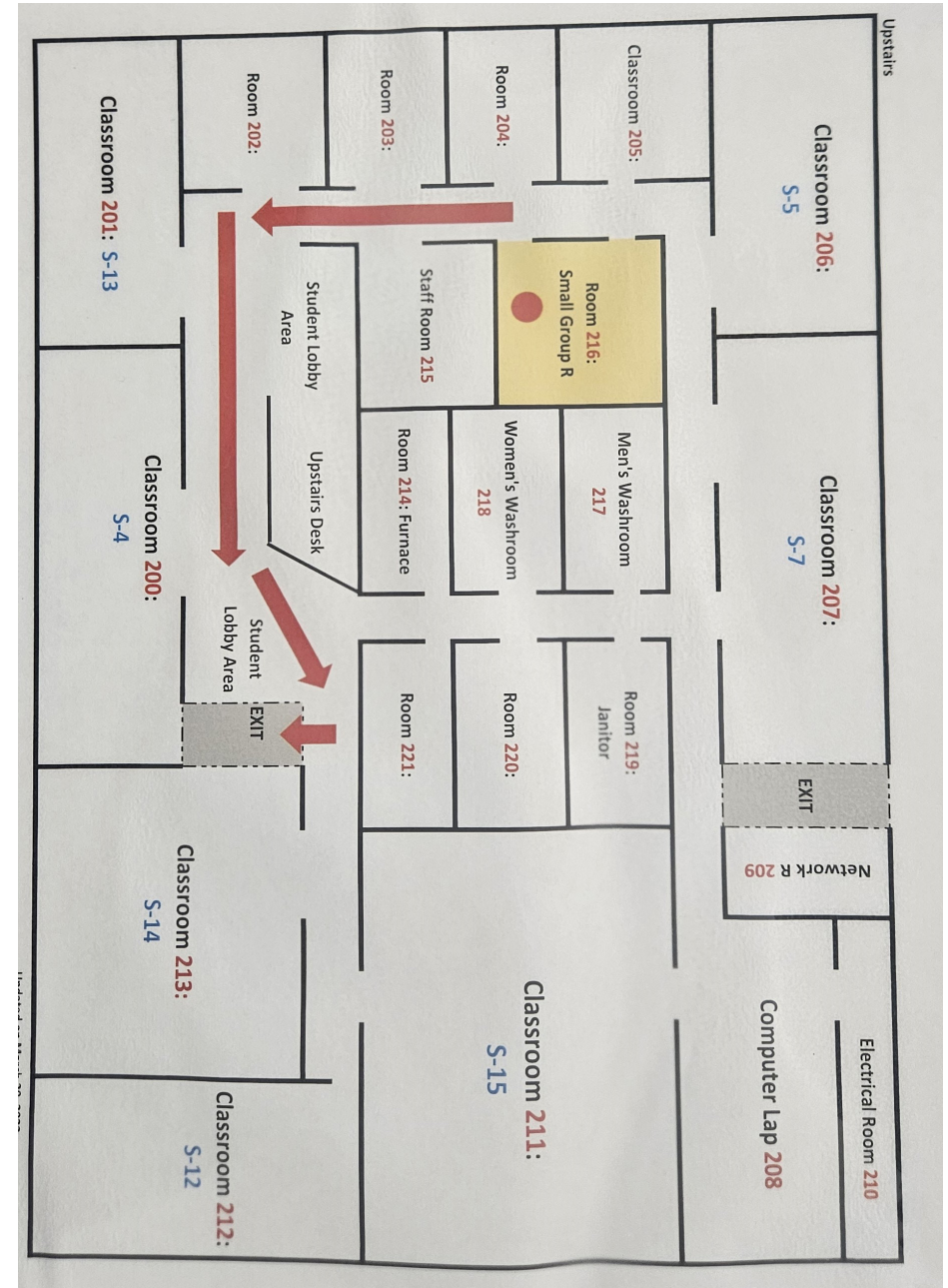
Throughout their history, FHR has developed, acquired, renovated, and maintained numerous properties, reflecting a consistent commitment to quality and stewardship that continues to shape the local commercial landscape today.



Main Floor



2nd Floor



Brooks, Alberta | **Property Location**



Brooks, Alberta, with a population of about 17,000, is located 190 kilometres southeast of Calgary and serves as a regional hub for agriculture, energy, and logistics. The city's economy is anchored by strong crop and livestock production and by JBS Foods, one of Canada's largest meat-processing plants. Brooks also plays an increasing role in renewable energy, with growing solar and wind developments. Its location along the Trans-Canada Highway and proximity to the Canadian Pacific Railway make it ideal for logistics, warehousing, and transport-based businesses. Offering an affordable and stable market compared to larger urban centres, Brooks provides an attractive opportunity for investors and businesses seeking long-term value in a well-connected, growing community.

Wayne Berry, Partner
403-650-2001 | wayne@cvpartners.ca

ClearView Commercial Realty Inc. | 205, 6223 2 Street SE, Calgary, Alberta T5H 1J5

©2025 ClearView Commercial Realty Inc. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. ClearView Commercial Realty Inc. does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Images used may be digitally altered or edited to protect privacy and confidentiality.