

Sandalwood Place

1219 CENTRE STREET, BROOKS, AB



| 24-Unit, Fully-Occupied, Multi-Residential Property

National Investment Team
CALGARY

CBRE



The Offering

CBRE Limited (“CBRE” or the “Advisor”) is pleased to present an exceptional opportunity to acquire a 100% freehold interest in 1219 Centre Street (the “Property”), a three-storey, walk-up multi-residential property located in Brooks, Alberta, totaling 24, one and two-bedroom units with an average unit size of 670 SF. Average rents in-place are currently 13% below market, providing investors with an excellent opportunity to access immediate income growth. Residents within the Property benefit from the convenient access to multiple restaurants, cafés, bars and major grocers such as Walmart, No Frills, and Safeway.

Property Details

Municipal Address	1219 Centre Street, Brooks, AB		
Year Built	2003		
Storeys	3		
Suite Mix	Unit Type	# Of Units	Avg. Unit Size
	1 Bedroom	8	542 SF
Total NRA	2 Bedroom	16	733 SF
	Total	24	670 SF
Occupancy as of March 2024	100%		
Land Use	R-HD		
Total Site Size	1.1 Acres (47,045 SF)		
Parking Stalls	25 Surface Stalls		

Investment Highlights



Excellent opportunity to acquire a good-quality multi-residential property with average rents in-place 13% below market



Situated on a 1.1-acre (47,045 SF) parcel with dedicated surface parking stalls for the tenants

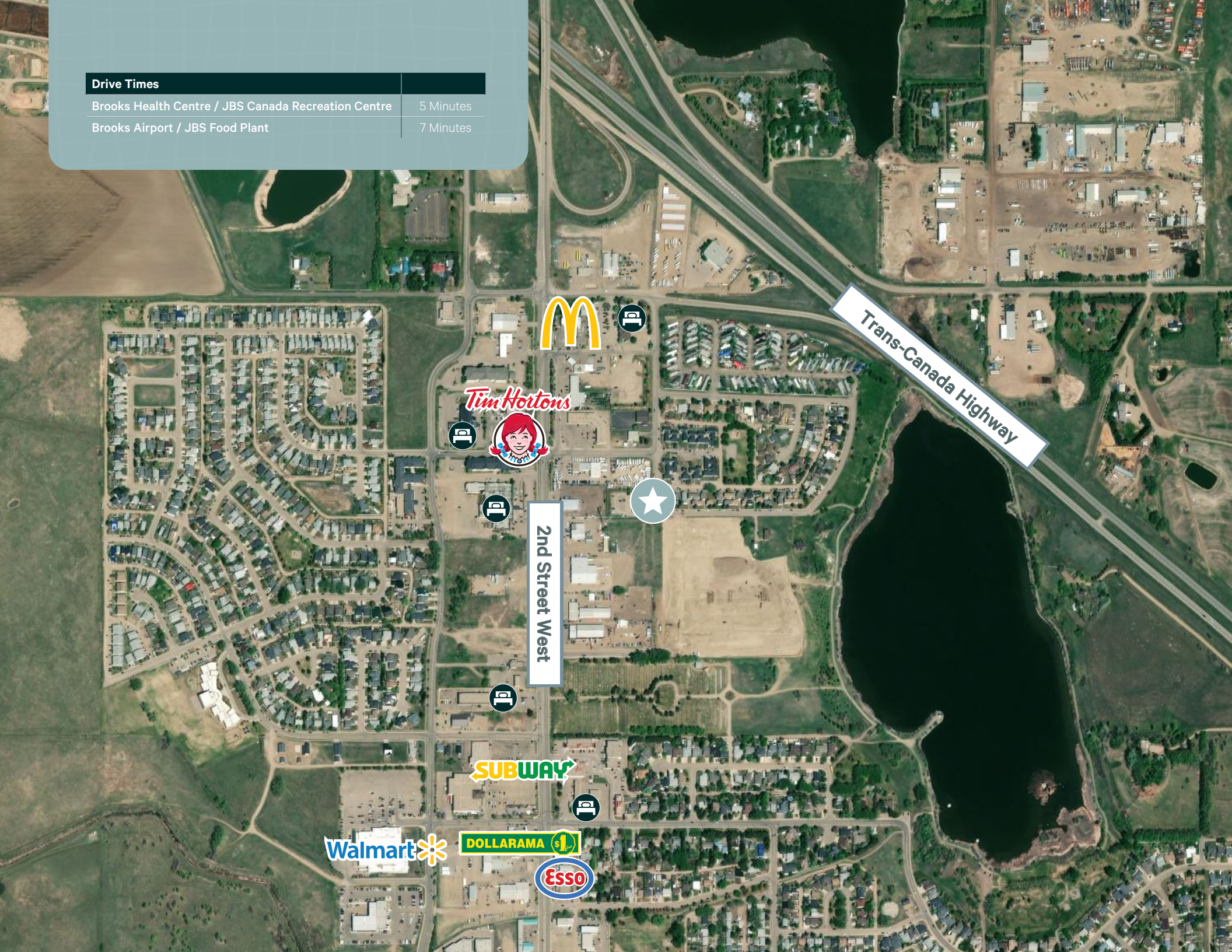


Conveniently located with easy access to multiple retail amenities and major grocery stores



Drive Times

Brooks Health Centre / JBS Canada Recreation Centre	5 Minutes
Brooks Airport / JBS Food Plant	7 Minutes



Trans-Canada Highway

2nd Street West



Tim Hortons



SUBWAY

Walmart

DOLLARAMA



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Offering Process

Sandalwood Place is being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property.

The Vendor is now prepared to respond to expressions of interest to purchase the Property as they are received by CBRE. The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice.

Contact Us

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