

**AVISON
YOUNG**

For Lease

Cassils Plaza

608 2nd Street W | Brooks AB

Prime retail space available immediately!



Co-Tenants



avenue living
communities

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Morena Ianniello

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Platinum member



Demographics *(within 3km)*

2022 population

15,671

Trade area population

20,521

2022 average household income

\$96,124

Highlights

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

New pylon sign with signage opportunities

Ample parking on site, reserved stalls available

Site Plan



Particulars

Address:	608 2 nd Street West, Brooks, AB
Available	1,326 sf 1,926 sf
Occupancy:	Immediate
Parking stalls:	Scramble
Lease rate:	Market
Op. cost:	\$7.50 psf (est. 2023, includes water & gas)



Thank you for your interest!

If you would like more information
on this offering please get in touch.

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