

CASSILS PLAZA

608 2 Street West, Brooks, AB

3,328 SF

PROMINENT HIGH TRAFFIC
LOCATION IN BROOKS

RETAIL / OFFICE FOR LEASE

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Associate

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ALEX FU

Associate

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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

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PROPERTY FEATURES

Vacancy	3,328 SF (demisable)
Available	Immediately
Address	608 2 nd Street West, Brooks, AB
Lease Rate	Negotiable
Op Costs	\$13.34 PSF (2026 est., gas & water included)
Power	Separately metered
Parking	Scramble



PROMINENT
LOCATION



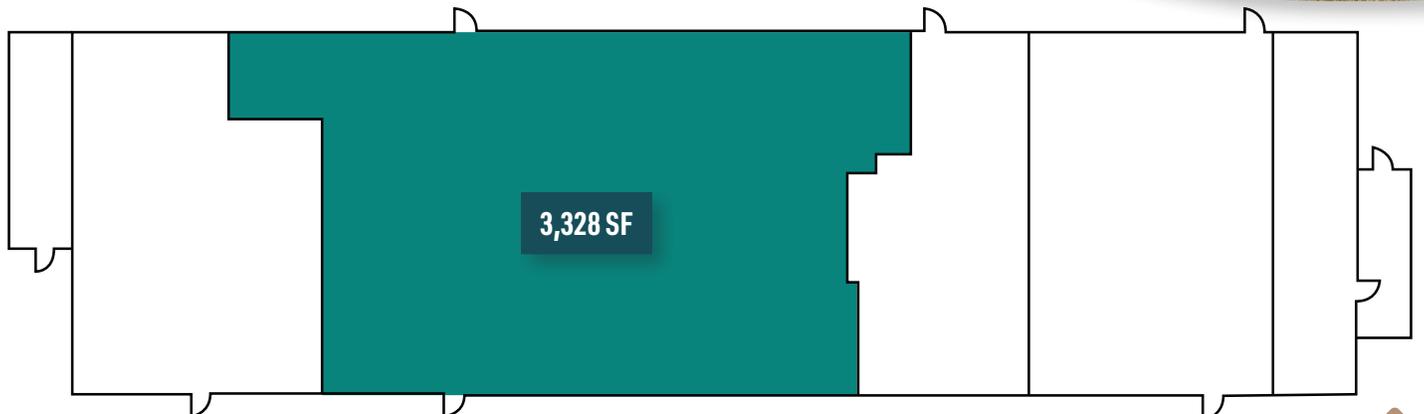
RESIDENTIAL SUITES
ON SITE



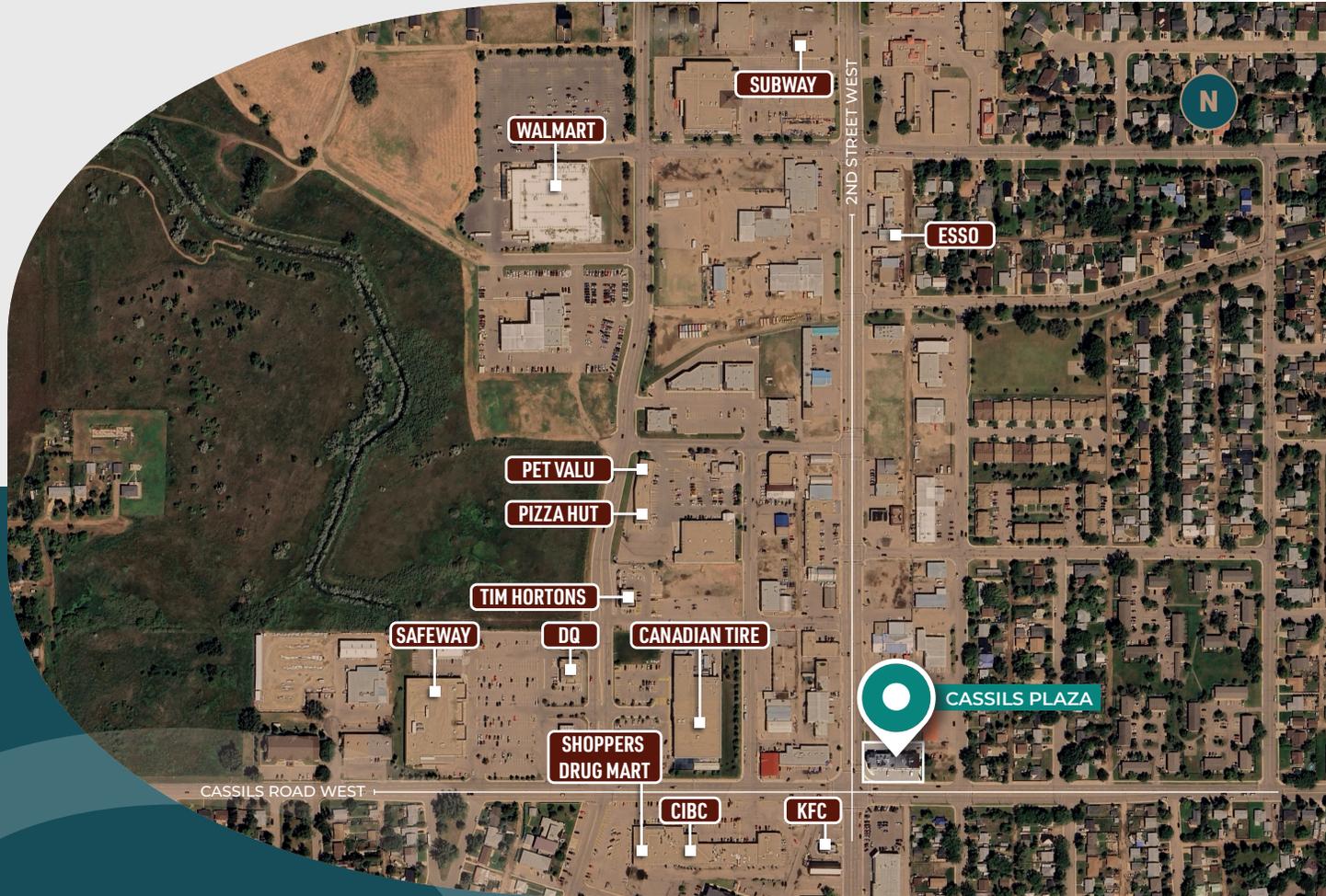
EXCELLENT ACCESS
& EXPOSURE



FLOOR PLAN



IDEALLY SITUATED



AREA DEMOGRAPHICS

3 KM RADIUS

\$96,124

AVERAGE HOUSEHOLD INCOME

15,671

POPULATION

20,521

TRADE AREA POPULATION



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