$2,068,000 - Portion Of Nw 34 College Drive, Brooks

MLS® #A2186504

$2,068,000
0 Bedroom, 0.00 Bathroom,
Land on 41.36 Acres

NONE, Brooks, Alberta

Prime 41.36 Acre Development Opportunity in Brooks

Seize this exceptional opportunity to develop a 41.36 acre parcel of land, strategically located on the south side of Highway 1 in the vibrant City of Brooks. Boasting Direct Control (DC) zoning, this property offers unparalleled flexibility, allowing for a wide variety of residential and commercial uses at the discretion of the City of Brooks. Whether you envision a thriving mixed-use community, commercial hub, or diverse residential development, this parcel is poised to accommodate your vision.

Ideally situated near key amenities, including the Francophone School Ã‰cole Le Ruisseau, Medicine Hat College (Brooks Campus), and the established Meadowbrook residential neighborhood, this property is primed for growth. With its close proximity to Highway 1, it offers excellent visibility and accessibility, making it an attractive option for developers and investors.

The surrounding area is experiencing new growth, presenting a strong market for both residential and commercial developments. Residential opportunities include single family homes, multi-family complexes, or a combination of both to cater to the needs of this thriving community. Additionally, the potential for commercial development ensures

the creation of a well rounded and sustainable space.

Explore the flexibility of Direct Control zoning and review the land use bylaw available in the supplement section of the listing for more details. Donâ€™t miss out on this rare chance to shape the future of Brooks in a prime and expanding location!

Essential Information

MLS® #	A2186504
Price	$2,068,000
Bathrooms	0.00
Acres	41.36
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Portion Of Nw 34 College Dri
Subdivision	NONE
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1C8

Amenities

Utilities	See Remarks

Exterior

Lot Description	See Remarks

School Information

District	Grasslands Regional Division No. 6

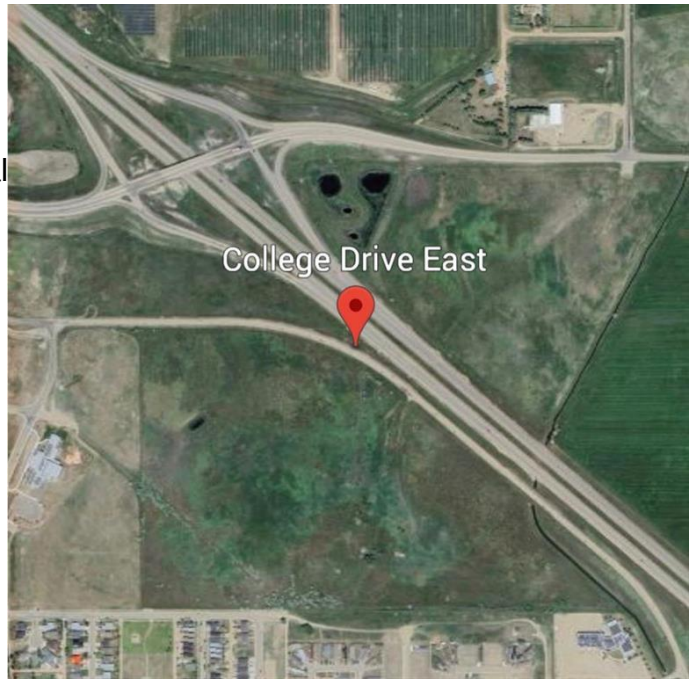
Additional Information

Date Listed	January 7th, 2025
Days on Market	260

Zoning	DC

Listing Details

Listing Office	Royal LePage Community Real



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