

# \$390,000 - 911 Cassils Road W, Brooks

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MLS® #A2246703

**\$390,000**

0 Bedroom, 0.00 Bathroom, 1,700 sqft

Multi-Family on 0.16 Acres

West End, Brooks, Alberta

Attention Investors â€¦ Fourplex Investment Opportunity!

Discover the potential in this well located fourplex, offering four suites each containing 2 bedrooms & 1 full bathroom and laundry hookups in the basement. Every unit features a private balcony, and several have been updated with newer or refreshed cabinetry, granite countertops and laminate flooring for a modern touch.

The property includes 4 rear parking stalls, partially fenced yards, and a layout that appeals to long-term tenants. With room to increase rental rates and enhance overall income, this property offers a strong opportunity for investors looking to boost cash flow and add value.

Conveniently situated on a main Brooks corridor in the west end, close to amenities and Griffin Park Elementary School. This is a prime chance to secure a multi-family property in Brooks with plenty of upside potential. Call your real estate professional today.

Built in 1974

## Essential Information

MLS® # A2246703

Price \$390,000

Bathrooms 0.00



Square Footage	1,700
Acres	0.16
Year Built	1974
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Active

### Community Information

Address	911 Cassils Road W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0B8

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Water Connected, Sewer Connected
Parking Spaces	4
Parking	Off Street

### Interior

Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Roof	Flat, Membrane
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	August 6th, 2025
Days on Market	5
Zoning	R-LD

### Listing Details

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