

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 225 ELEVATOR ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Trochu, Alberta



**Listing ID:**  
27128


**MLS ID:**  
A2184035

**\$275,000**



 **BLAKE KING**  
 (403) 350-7672

 Big Earth Realty  
 403-350-7672

 225 Elevator Road , Trochu , Alberta T0M2C0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 259
<b>Zoning</b> M-1 Industrial	<b>Subdivision</b> NONE	<b>Year Built</b> 2023
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 8310022	<b>Building Area (Sq. Ft.)</b> 3600.00	<b>Building Area (Sq. M.)</b> 334.45
<b>Lot Size (Sq. Ft.)</b> 25700	<b>Lot Size (Acres)</b> 0.59	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> None	

• Prime Investment Opportunity in Trochu, Alberta – Light Industrial Shop • Discover the potential of this partially completed light industrial shop on the east side of Trochu, Alberta. This versatile 3,600 sq. ft. metal-clad building, with a 14-foot-high metal ceiling and partition framing, offers endless customization options for warehouse distribution, retail supply, agricultural services, and more. • The structure includes two 3-foot entry doors and a 10' x 10' overhead cargo door for efficient loading. The expansive 135' x 185' lot features a front setback for ample parking and additional space for yard storage or future expansion. • This property is an ideal investment for entrepreneurs and business owners looking to establish or grow their operations. Seize the opportunity to create a commercial space tailored to your needs in Trochu's growing industrial sector!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.