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116 FIRST AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Trochu, Alberta



Listing ID:
27525


MLS ID:
A2003286

\$249,000



 **BARRY J. REDER**
 (403) 318-5241

 Maxwell Capital Realty (Trochu)
 403-442-3033

 116 First Avenue , Trochu , Alberta T0M 2C0

Transaction Type For Sale	Days On Market 1008	Zoning C-1
Subdivision NONE	Year Built 1962	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 8210AK
Building Area (Sq. Ft.) 1460.00	Building Area (Sq. M.) 135.64	Construction Type Concrete
Roof Flat Torch Membrane	Electric Three Phase	Heating Boiler,In Floor,Overhead Heater(s)
Inclusions shed, yard tractor, bottles, supplies as viewed.	Restrictions None Known	Reports None

Only Car Wash in town, with major traffic passing through on hi-way 585 . 2 indoor bays, and seasonal outside bay for oversized wash. And for extra income you could take the water distribution to a higher level with a little extra entrepreneurship and marketing. This large and major exposure, corner lot has room for other ideas as well. Very low labour rate at current operation. But invest in this opportunity and help it grow.

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