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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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1236	<b>Zoning</b> C-1
<b>Subdivision</b> NONE	<b>Year Built</b> 1962	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 8210AK
<b>Building Area (Sq. Ft.)</b> 1460.00	<b>Building Area (Sq. M.)</b> 135.64	<b>Construction Type</b> Concrete
<b>Roof</b> Flat Torch Membrane	<b>Electric</b> Three Phase	<b>Heating</b> Boiler,In Floor,Overhead Heater(s)
<b>Inclusions</b> shed, yard tractor, bottles, supplies as viewed.	<b>Restrictions</b> None Known	<b>Reports</b> 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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