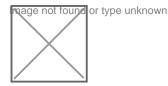


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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. M.)

135.64

Construction Type

Concrete

Roof

1460.00

Flat Torch Membrane

Building Area (Sq. Ft.)

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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