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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** 

**Zoning** C-1

1151

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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