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