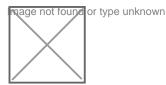


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

229 ELEVATOR ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Trochu, Alberta Listing ID:

28010

MLS ID: A2122931

\$999,999



[△] REES SMITH

(403) 350-7815

□ CIR Realty

403-291-4440

229 Elevator Road , Trochu , Alberta T0M 2C0

Transaction Type

For Sale

Zoning

Year Built

2012

Ind

Property Sub Type

Industrial

Building Area (Sq. M.)

743.22

Heating

Boiler, In Floor, Natural Gas

Reports

Title

Title

Fee Simple

Subdivision

NONE

Structure Type

Industrial

Legal Plan 8310022

Roof Metal

Inclusions

Alkota pressure washer, stereo system, alarm system, misc. office furniture and appliances, security fencing (detached

portions)

Days On Market

440

Building Type

See Remarks

Property Type Commercial

Building Area (Sq. Ft.)

8000.00

Foundation

Poured Concrete.Slab

Restrictions

Utility Right Of Way

INCREDIBLE INDUSTRIAL BUILDING INVESTMENT (ROI) OPPORTUNITY or SHOP & OFFICE FOR YOUR BUSINESS!! 9200 sq.ft steel lined building (80'x100' shop area plus 20'x60' office area) on heated concrete floor has 5 massive 25'x16' overhead doors for big truck / equipment. Pull through wash area with elevated Alkota pressure washer (4000 psi) on nat. gas with wall mounted lines and hose reels. Concrete slab has gutters with 6ft deep sumps connected to town sewer to handle wash/melt water. LED lighting. Storage mezzanine. 60'x20' office area on the south side features reception area, office, coffee room, 3 pc wash room, and utility room. Utility room houses boilers, h.w.t., alarm & full building stereo systems. Includes some misc. office furniture & appliances. The building has 120' concrete apron on the front side. Security fenced on 3 sides at present with opportunity to reinstall the removed security fencing on the street side. Town water and septic. Custom built by well known & respected local builder-contractor. A fantastic place to invest in a modern hard asset with excellent ROI potential. TOWN OF TROCHU - centrally located with plenty of accessibility, forward thinking (you won't find big city red tape here!). There is plenty of space, no business license charges, and reasonable corporate taxes. The Town of Trochu is always ready and willing to work with you, go talk to them.

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