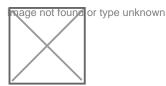


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 305 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Trochu, Alberta

Listing ID:

31241

MLS ID: A2237127

\$199,000



- <sup>△</sup> DARLA GAGYI
- **2** (403) 443-2008
- Royal LePage Country Realty
- **403-443-2008**
- 🖄 305 Main Street , Trochu , Alberta T0M2C0

**Transaction Type** 

For Sale

Zoning

СВ

**Structure Type** 

Retail

Legal Plan 8210AK

**Construction Type** 

Concrete

Heating

Forced Air, Natural Gas

Reports

Encroachment/Relaxation

Agreemnt, Title

Title

Fee Simple

Subdivision

NONE

**Property Type** 

Commercial

Building Area (Sq. Ft.)

3000.00

Roof Metal

Inclusions

n/a

**Days On Market** 

1

**Building Type** 

Street Level Storefront

**Property Sub Type** 

Retail

Building Area (Sq. M.)

278.71

**Foundation** 

**Block** 

Restrictions

Encroachment, See Remarks

Main street commercial opportunity in the growing community of Trochu AB. Perfectly situated with easy access for business growth on the Highway 21 corridor just a short drive north of the Highway 9 trucking route, ready for your retail, office or investment dreams. Sharing the block with the local insurance company, public library, post office, lawyers and other well established businesses, in the downtown core, we are talking location, location, location. This well maintained cinder block building features 2200 square ft of building frontage, plus storage, for a total of 3000 sq feet. with a tin roof, eavestroughs and an exterior storefront refresh in 2020, bathroom renovation in 2019 and new sidewalks out front in 2022 and a new hot water tank in 2023. This location has held an established business for many years. Trochu is also home to a very business friendly council.

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