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## 305 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Trochu, Alberta

**Listing ID:**  
31241


**MLS ID:**  
A2237127

**\$199,000**



 **DARLA GAGYI**  
 (403) 443-2008

 Royal LePage Country Realty  
 403-443-2008

 305 Main Street , Trochu , Alberta T0M2C0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> CB	<b>Subdivision</b> NONE	<b>Building Type</b> Street Level Storefront
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 8210AK	<b>Building Area (Sq. Ft.)</b> 3000.00	<b>Building Area (Sq. M.)</b> 278.71
<b>Construction Type</b> Concrete	<b>Roof</b> Metal	<b>Foundation</b> Block
<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> n/a	<b>Restrictions</b> Encroachment,See Remarks
<b>Reports</b> Encroachment/Relaxation Agreemnt,Title		

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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