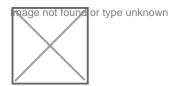


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305 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Trochu, Alberta Listing ID:

31241

MLS ID: A2237127

\$199,000



- [△] DARLA GAGYI
- **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

63

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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