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## 416 ARENA AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Trochu, Alberta

**Listing ID:**

33478

**MLS ID:**

A2277668

**\$299,900** **ROLLIN CHRISTENSON** (780) 910-3172 2 Percent Realty Advantage 587-797-1988 416 Arena Avenue , Trochu , Alberta T0M2C0

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	1
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
C-B, R-2	NONE	Mixed Use
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1980	Mixed Use	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Mixed Use	8210AK	3476.00
<b>Building Area (Sq. M.)</b>	<b>Construction Type</b>	<b>Roof</b>
322.93	Mixed	Flat,Membrane,Mixed,See Remarks
<b>Foundation</b>	<b>Cooling</b>	<b>Heating</b>
Perimeter Wall,Combination,Poured Concrete	Central Air	Forced Air,Natural Gas
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
8 Appliances	Call Lister,None Known	None

Great Investment or Place to Have your Business with attached Residence. Zoned both Commercial and Residential. Own this Great Building, as it was town of Trochu office previously. Has Three Rentable areas including a Residence area. Also basement storage is accessible from the rear door. 5 Accessible exterior doors. Has 4 lots under two titles. Lots of parking with plug ins.

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