

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.

## 416 ARENA AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Trochu, Alberta



**Listing ID:**  
33478


**MLS ID:**  
A2277668

**\$284,900**



 **ROLLIN CHRISTENSON**  
 (780) 910-3172

 2 Percent Realty Advantage  
 587-797-1988

 416 Arena Avenue , Trochu , Alberta T0M2C0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 81
<b>Zoning</b> C-B, R-2	<b>Subdivision</b> NONE	<b>Building Type</b> Mixed Use
<b>Year Built</b> 1980	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 8210AK	<b>Building Area (Sq. Ft.)</b> 3476.00
<b>Building Area (Sq. M.)</b> 322.93	<b>Construction Type</b> Mixed	<b>Roof</b> Flat,Membrane,Mixed,See Remarks
<b>Foundation</b> Perimeter Wall,Combination,Poured Concrete	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> 8 Appliances	<b>Restrictions</b> Call Lister,None Known	<b>Reports</b> 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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