

Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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: 34802

MLS ID: A2300473

\$250,000



DARLA GAGYI (403) 348-7352

Big Earth Realty 403-350-7672

305 Main Street , Trochu , Alberta T0M2C0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 22
<b>Zoning</b> CB	<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing,Retail,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>Roof</b> Metal	<b>Foundation</b> Block	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> n/q	<b>Restrictions</b> Encroachment	<b>Reports</b> Encroachment/Relaxation Agreemnt,Title

Prime Main Street commercial opportunity in the growing community of Trochu, Alberta. Perfectly positioned along the busy Highway 21 corridor—and just minutes north of the Highway 9 trucking route—this property offers exceptional visibility and accessibility for your retail, office, or investment plans. Located in the heart of Trochu’s downtown core, this building sits among long-standing anchor businesses including the local insurance office, public library, post office, legal services, and other established commercial neighbours. It’s truly a location that supports success. The cinder-block structure offers 2,200 sq ft of storefront space plus additional storage, for a total of 3,000 sq ft. Recent upgrades add peace of mind and curb appeal, including: exterior storefront refresh (2020), bathroom renovation (2019), new sidewalks (2022), new hot water tank (2023), Tin roof and updated eavestroughs, This property has supported a successful long-term business, reflecting both the strength of the location and the stability of the community. Trochu is known for its business-friendly municipal council, making it an ideal place to launch, expand, or invest. A solid building, a strategic location, and a supportive community—this is a standout opportunity for your next venture.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.