

Regional Contact

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

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116 1ST AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location Trochu, Alberta

Listing ID: 34810

MLS ID: A2300868

\$199,000



BARRY REDER (403) 282-7770

MaxWell Capital Realty 403-282-7770

116 1st Avenue , Trochu , Alberta T0M 2C0

Transaction Type For Sale	Days On Market 21	Zoning C-1
Subdivision NONE	Building Type Free-Standing	Year Built 1962
Structure Type Other	Property Type Commercial	Property Sub Type Business
Legal Plan 8210AK	Building Area (Sq. Ft.) 1460.00	Building Area (Sq. M.) 135.64
Inclusions All water production inventory	Restrictions None Known	Reports Financial Statements

Only Carwash in Trochu. Sits adjacent to Hi way 585, and just beside Hi way 21. Has 2 indoor bays and outside oversized seasonal pad. In side has a Bottled water production room for the big blue bottles, for extra income, a little marketing and entrepreneurship expand the distribution. This large corner lot presents other opportunity if you so choose to diversify or expand. Very low labour input hours, invest and watch it grow.

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