

# \$249,000 - 116 First Avenue, Trochu

MLS® #A2003286

**\$249,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Trochu, Alberta

Only Car Wash in town, with major traffic passing through on hi-way 585 . 2 indoor bays, and seasonal outside bay for oversized wash. And for extra income you could take the water distribution to a higher level with a little extra entrepreneurship and marketing. This large and major exposure, corner lot has room for other ideas as well. Very low labour rate at current operation. But invest in this opportunity and help it grow.

Built in 1962

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2003286   |
| Price      | \$249,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1962       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 116 First Avenue |
| Subdivision | NONE             |
| City        | Trochu           |
| County      | Kneehill County  |
| Province    | Alberta          |
| Postal Code | T0M 2C0          |



## Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
|-----------|--------------------------------------------------------------------------------|

## Interior

|         |                                      |
|---------|--------------------------------------|
| Heating | Boiler, In Floor, Overhead Heater(s) |
|---------|--------------------------------------|

## Exterior

|              |                     |
|--------------|---------------------|
| Roof         | Flat Torch Membrane |
| Construction | Concrete            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2022 |
| Days on Market | 1138                 |
| Zoning         | C-1                  |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Maxwell Capital Realty (Trochu) |
|----------------|---------------------------------|

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