# \$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 1118

Zoning C-1

## **Listing Details**

Listing Office Maxwell Capital Realty (Trochu)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. 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.