

# \$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	1085
Zoning	C-1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.