

\$199,000 - 305 Main Street, Trochu

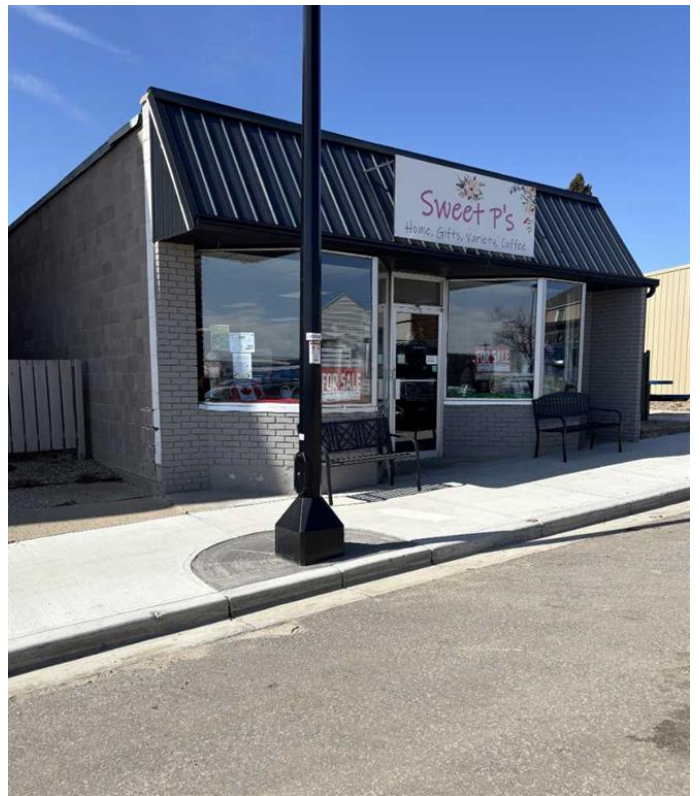
MLS® #A2237127

\$199,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Trochu, Alberta

Main street commercial opportunity in the growing community of Trochu AB. Perfectly situated with easy access for business growth on the Highway 21 corridor just a short drive north of the Highway 9 trucking route, ready for your retail, office or investment dreams. Sharing the block with the local insurance company, public library, post office, lawyers and other well established businesses, in the downtown core, we are talking location, location, location. This well maintained cinder block building features 2200 square ft of building frontage, plus storage, for a total of 3000 sq feet. with a tin roof, eavestroughs and an exterior storefront refresh in 2020, bathroom renovation in 2019 and new sidewalks out front in 2022 and a new hot water tank in 2023. This location has held an established business for many years. Trochu is also home to a very business friendly council.



Essential Information

MLS® #	A2237127
Price	\$199,000
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	305 Main Street
Subdivision	NONE
City	Trochu
County	Kneehill County
Province	Alberta
Postal Code	T0M2C0

Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

Exterior

Roof	Metal
Construction	Concrete
Foundation	Block

Additional Information

Date Listed	July 4th, 2025
Days on Market	83
Zoning	CB

Listing Details

Listing Office	Royal LePage Country Realty
----------------	-----------------------------

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.