



GRASSROOTS
REALTY GROUP

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305 Main Street
Trochu, Alberta

MLS # A2237127



\$199,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: CB

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: Concrete

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.