



**305 Main Street
Trochu, Alberta**

MLS # A2300473



\$250,000

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: -

Water: -

Sewer: -

Inclusions: n/q

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Prime Main Street commercial opportunity in the growing community of Trochu, Alberta. Perfectly positioned along the busy Highway 21 corridor—and just minutes north of the Highway 9 trucking route—this property offers exceptional visibility and accessibility for your retail, office, or investment plans. Located in the heart of Trochu’s downtown core, this building sits among long-standing anchor businesses including the local insurance office, public library, post office, legal services, and other established commercial neighbours. It’s truly a location that supports success. The cinder-block structure offers 2,200 sq ft of storefront space plus additional storage, for a total of 3,000 sq ft. Recent upgrades add peace of mind and curb appeal, including: exterior storefront refresh (2020), bathroom renovation (2019), new sidewalks (2022), new hot water tank (2023), Tin roof and updated eavestroughs. This property has supported a successful long-term business, reflecting both the strength of the location and the stability of the community. Trochu is known for its business-friendly municipal council, making it an ideal place to launch, expand, or invest. A solid building, a strategic location, and a supportive community—this is a standout opportunity for your next venture.