



**116 1st Avenue  
Trochu, Alberta**

**MLS # A2300868**



**\$199,000**

**Division:** NONE

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,460 sq.ft.

**Zoning:** C-1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All water production inventory

Only Carwash in Trochu. Sits adjacent to Hi way 585, and just beside Hi way 21. Has 2 indoor bays and outside oversized seasonal pad. In side has a Bottled water production room for the big blue bottles, for extra income, a little marketing and entrepreneurship expand the distribution. This large corner lot presents other opportunity if you so choose to diversify or expand. Very low labour input hours, invest and watch it grow.