



**116 First Avenue  
Trochu, Alberta**

**MLS # A2003286**

**\$249,000**



**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

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

**Zoning:** C-1

**Heating:** Boiler, In Floor, Overhead Heater(s)

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat Torch Membrane

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Co

**Exterior:** Concrete

**Parking:** -

**Water:** Public

**Lot Size:** -

**Sewer:** Public Sewer

**Lot Feat:** -

**Inclusions:** shed, yard tractor, bottles, supplies as viewed.

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.