



GRASSROOTS
REALTY GROUP

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**225 Elevator Road
Trochu, Alberta**

MLS # A2184035



\$275,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,600 sq.ft.
Zoning:	M-1 Industrial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.59 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	None		

• Prime Investment Opportunity in Trochu, Alberta – Light Industrial Shop • Discover the potential of this partially completed light industrial shop on the east side of Trochu, Alberta. This versatile 3,600 sq. ft. metal-clad building, with a 14-foot-high metal ceiling and partition framing, offers endless customization options for warehouse distribution, retail supply, agricultural services, and more. • The structure includes two 3-foot entry doors and a 10' x 10' overhead cargo door for efficient loading. The expansive 135' x 185' lot features a front setback for ample parking and additional space for yard storage or future expansion. • This property is an ideal investment for entrepreneurs and business owners looking to establish or grow their operations. Seize the opportunity to create a commercial space tailored to your needs in Trochu's growing industrial sector!