

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.