# \$999,999 - 229 Elevator Road, Trochu

MLS® #A2122931

#### \$999,999

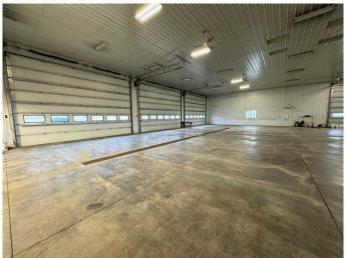
0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Trochu, Alberta

INCREDIBLE INDUSTRIAL BUILDING INVESTMENT (ROI) OPPORTUNITY or SHOP & OFFICE FOR YOUR BUSINESS!! 9200 sq.ft steel lined building (80'x100' shop area plus 20'x60' office area) on heated concrete floor has 5 massive 25'x16' overhead doors for big truck / equipment. Pull through wash area with elevated Alkota pressure washer (4000 psi) on nat. gas with wall mounted lines and hose reels. Concrete slab has gutters with 6ft deep sumps connected to town sewer to handle wash/melt water. LED lighting. Storage mezzanine. 60'x20' office area on the south side features reception area, office, coffee room, 3 pc wash room, and utility room. Utility room houses boilers, h.w.t., alarm & full building stereo systems. Includes some misc. office furniture & appliances. The building has 120' concrete apron on the front side. Security fenced on 3 sides at present with opportunity to re-install the removed security fencing on the street side. Town water and septic. Custom built by well known & respected local builder-contractor. A fantastic place to invest in a modern hard asset with excellent ROI potential. TOWN OF TROCHU - centrally located with plenty of accessibility, forward thinking (you won't find big city red tape here!). There is plenty of space, no business license charges, and reasonable corporate taxes.

The Town of Trochu is always ready and willing to work with you, go talk to them.







### **Essential Information**

MLS® # A2122931 Price \$999,999

Bathrooms 0.00
Acres 0.00
Year Built 2012

Type Commercial Sub-Type Industrial

Status Active

## **Community Information**

Address 229 Elevator Road

Subdivision NONE City Trochu

County Kneehill County

Province Alberta
Postal Code T0M 2C0

#### Interior

Heating Boiler, In Floor, Natural Gas

#### **Exterior**

Roof Metal

Foundation Poured Concrete, Slab

#### **Additional Information**

Date Listed April 14th, 2024

Days on Market 491 Zoning Ind

## **Listing Details**

Listing Office CIR Realty

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