

# \$1,200,000 - 229 Elevator Road, Trochu

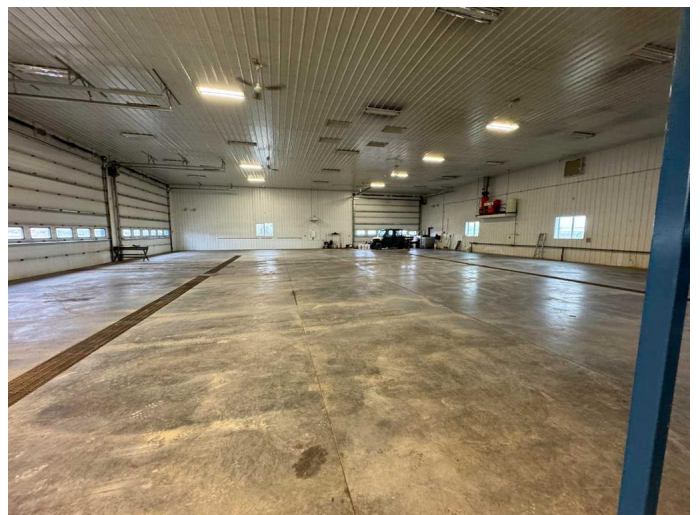
MLS® #A2122931

**\$1,200,000**

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.



Built in 2012

## Essential Information

MLS® #	A2122931
Price	\$1,200,000
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	332
Zoning	Ind

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.