



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



Main Photo

Property Description

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.

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: CIR Realty



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