



GRASSROOTS
REALTY GROUP

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221 Main Street
Trochu, Alberta

MLS # A2331445

\$250,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,378 sq.ft.
Zoning:	CB, Central Business

Heating: Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Inclusions: Portion of the restaurant is owned by tenant and remainder is owned by seller. Lists to be provided.

Unique opportunity to own an established location on Main Street Trochu between a historical Balkwill Pharmacy, established in the 1920s and the Revue, a new business to our community! Entry features a local artist full wall mural, recently renovated main floor has been turned into a restaurant with living quarters upstairs and parking or off-street outdoor dining opportunities in the back. The Town of Trochu is a progressive community, in Kneehill County, with truck route access on the highway 21 corridor, an hour from Red Deer, Stettler and Drumheller, 40 minutes to Olds and 1.5 hours to Calgary. Build business in Trochu.