



GRASSROOTS
REALTY GROUP

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225 Elevator Road
Trochu, Alberta

MLS # A2352267

\$265,000

Division:	NONE
Type:	Warehouse
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,600 sq.ft.
Zoning:	M-1 Industrial

Heating: -

Floors: -

Roof: Metal

Exterior: Metal Siding , Wood Frame

Water: -

Sewer: -

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.59 Acre

Lot Feat: -

Prime Investment Opportunity in Trochu, Alberta – Light Industrial Shop or warehouse on Elevator Ave, the industrial Truck route, just off Highway 585 and highway 21. Commercial, industrial potential in this partially completed light industrial shop on the east side of Trochu, Alberta. This 3,600 sq. ft. metal-clad building, with 14-foot- metal ceiling and wood partition framing, with bath and kitchen plumbed in, offers endless customization options for warehouse, distribution, retail supply, ag or industrial services. This building features two 3-foot entry doors, a 10' x 10' overhead cargo door for efficient loading, a east facing window and planned access for all future utilities. The 0.59 acre (135' x 185') lot features a front setback for ample parking and additional space for yard storage or future expansion. • An ideal investment for entrepreneurs and business owners alike, looking to establish or grow their operations. Seize the opportunity to create a commercial space tailored to your needs in Trochu's growing industrial sector!