

# \$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.



Built in 2012

## 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	459
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.