

# \$275,000 - 225 Elevator Road, Trochu

MLS® #A2184035

**\$275,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

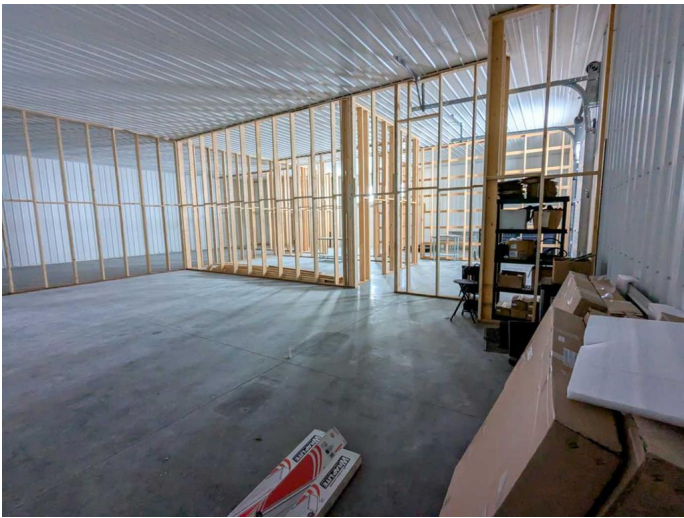
NONE, Trochu, Alberta

â€¢ Prime Investment Opportunity in Trochu, Alberta â€¢ Light Industrial Shop â€¢ Discover the potential of this partially completed light industrial shop on the east side of Trochu, Alberta. This versatile 3,600 sq. ft. metal-clad building, with a 14-foot-high metal ceiling and partition framing, offers endless customization options for warehouse distribution, retail supply, agricultural services, and more. â€¢ The structure includes two 3-foot entry doors and a 10' x 10' overhead cargo door for efficient loading. The expansive 135â€™ x 185â€™ lot features a front setback for ample parking and additional space for yard storage or future expansion. â€¢ This property is an ideal investment for entrepreneurs and business owners looking to establish or grow their operations. Seize the opportunity to create a commercial space tailored to your needs in Trochuâ€™s growing industrial sector!

Built in 2023

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2184035   |
| Price      | \$275,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2023       |
| Type       | Commercial |
| Sub-Type   | Industrial |



Status                      Active

**Community Information**

Address                    225 Elevator Road  
Subdivision                NONE  
City                        Trochu  
County                     Kneehill County  
Province                    Alberta  
Postal Code                T0M2C0

**Additional Information**

Date Listed                December 18th, 2024  
Days on Market            137  
Zoning                     M-1 Industial

**Listing Details**

Listing Office             Big Earth Realty

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