

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

MLS® #A2184035

**\$275,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

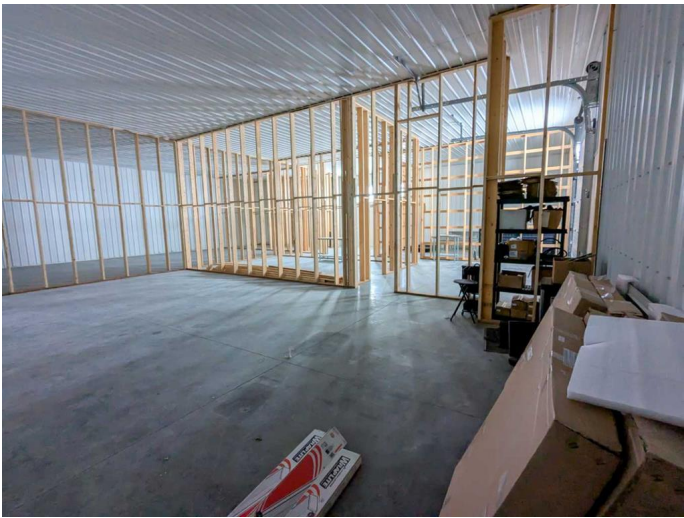
NONE, Trochu, Alberta

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            122  
Zoning                      M-1 Industial

**Listing Details**

Listing Office              Big Earth Realty

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