

**116 First Avenue
Trochu, Alberta****MLS # A2003286****\$249,000**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,460 sq.ft.
Zoning:	C-1

Heating:	Boiler, In Floor, Overhead Heater(s)	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat Torch Membrane	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	Concrete	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	shed, yard tractor, bottles, supplies as viewed.		

Only Car Wash in town, with major traffic passing through on hi-way 585 . 2 indoor bays, and seasonal outside bay for oversized wash. And for extra income you could take the water distribution to a higher level with a little extra entrepreneurship and marketing. This large and major exposure, corner lot has room for other ideas as well. Very low labour rate at current operation. But invest in this opportunity and help it grow.