

# \$199,000 - 305 Main Street, Trochu

MLS® #A2237127

**\$199,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Trochu, Alberta

Main street commercial opportunity in the growing community of Trochu AB. Perfectly situated with easy access for business growth on the Highway 21 corridor just a short drive north of the Highway 9 trucking route, ready for your retail, office or investment dreams. Sharing the block with the local insurance company, public library, post office, lawyers and other well established businesses, in the downtown core, we are talking location, location, location. This well maintained cinder block building features 2200 square ft of building frontage, plus storage, for a total of 3000 sq feet. with a tin roof, eavestroughs and an exterior storefront refresh in 2020, bathroom renovation in 2019 and new sidewalks out front in 2022 and a new hot water tank in 2023. This location has held an established business for many years. Trochu is also home to a very business friendly council.



## Essential Information

MLS® #	A2237127
Price	\$199,000
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	305 Main Street
Subdivision	NONE
City	Trochu
County	Kneehill County
Province	Alberta
Postal Code	T0M2C0

## Interior

Heating	Forced Air, Natural Gas
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## Exterior

Roof	Metal
Construction	Concrete
Foundation	Block

## Additional Information

Date Listed	July 4th, 2025
Days on Market	72
Zoning	CB

## Listing Details

Listing Office	Royal LePage Country Realty
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