

# \$150,000 - 214 Arena Avenue, Trochu

MLS® #A2196573

**\$150,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Trochu, Alberta

GREAT OPPORTUNITY to own and operate a store with the option of returning the business to a full service convenience store and café. This 2400sqâ€™™ updated building has newer flooring and updated HVAC. Conveniently located on Arena Ave on a 50â€™™ x 140â€™™ lot with plenty of room in the back for staff parking. Run a store or return to the convenience store and café which ran for 33 years complete with a menu of burgers, pizza, subs, salads, and various breakfast options. The previous café even had an outdoor patio. The equipment is available for slurpees, hard and soft ice cream, beverage coolers, and ice. There were also tobacco sales, lotto, fireworks, various grocery, and more. Have other ideas? The building is in excellent condition and could accommodate various retail sales options. Showings by appointment only.

Built in 1912

## Essential Information

MLS® #	A2196573
Price	\$150,000
Bathrooms	0.00
Acres	0.00
Year Built	1912
Type	Commercial
Sub-Type	Business
Status	Active



## Community Information

Address	214 Arena Avenue
Subdivision	NONE
City	Trochu
County	Kneehill County
Province	Alberta
Postal Code	T0C 2C0

## Additional Information

Date Listed	February 23rd, 2025
Days on Market	58
Zoning	CB

## Listing Details

Listing Office	RE/MAX House of Real Estate
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