



**CUSHMAN &  
WAKEFIELD**  
Edmonton



FOR SALE

# STANDALONE COMMERCIAL BUILDING

222 Main Street,  
Trochu, AB

## PROPERTY HIGHLIGHTS

- Freestanding building with well-maintained improvements
- Corner location with excellent visibility
- Reception area, offices, washroom, staff room, storage, walk-in vault

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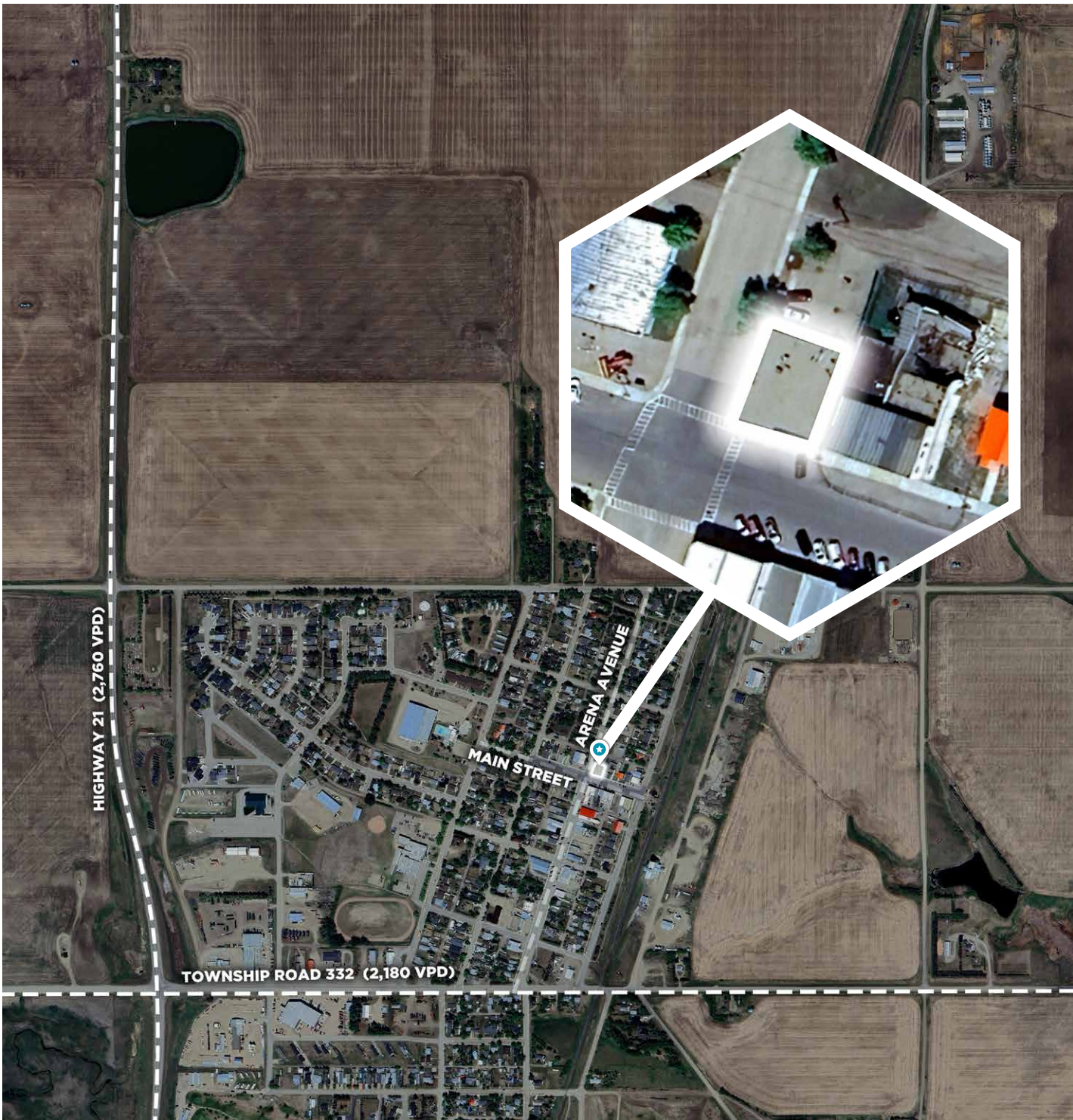
# PROPERTY DETAILS

Municipal Address:	222 Main Street, Trochu, AB
Legal Description:	Plan 8210AK, Block 2, Lot 11,12
Zoning:	CB – Central Business District
Building Size:	2,908 SF

Built:	1978
Property Tax:	\$7,777.63 (2025)
Lot Area:	0.15 Acres (6,500 SF)

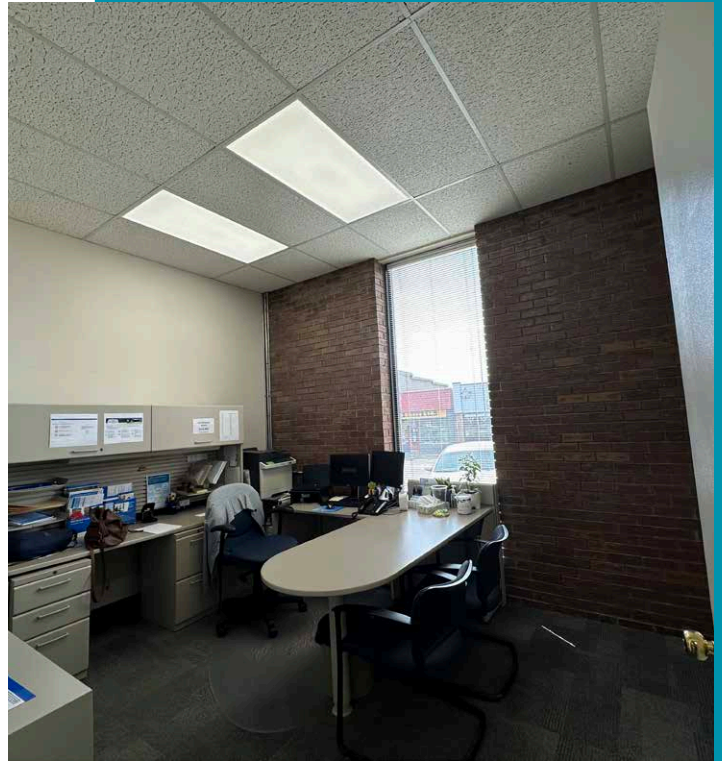
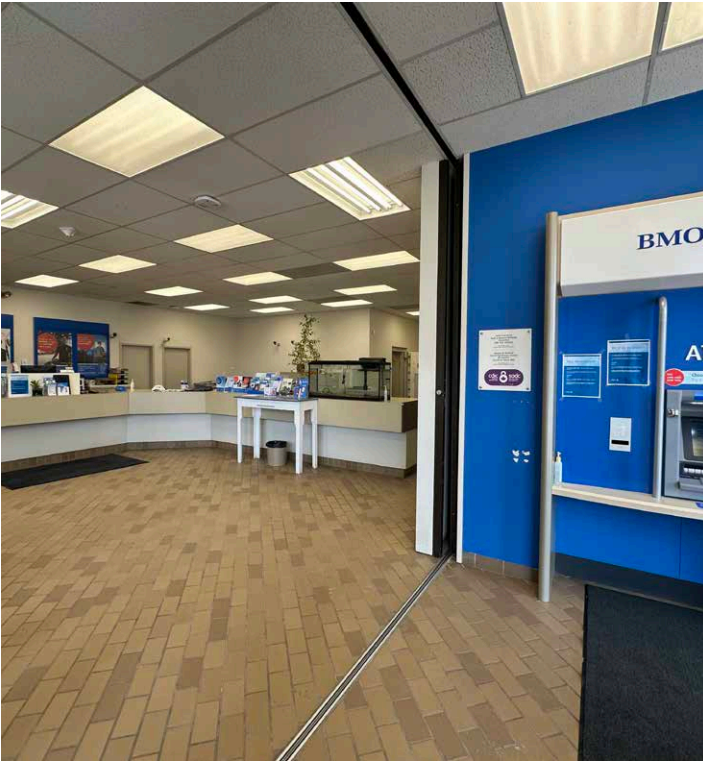
**SALE PRICE: \$285,000.00**

## AERIAL

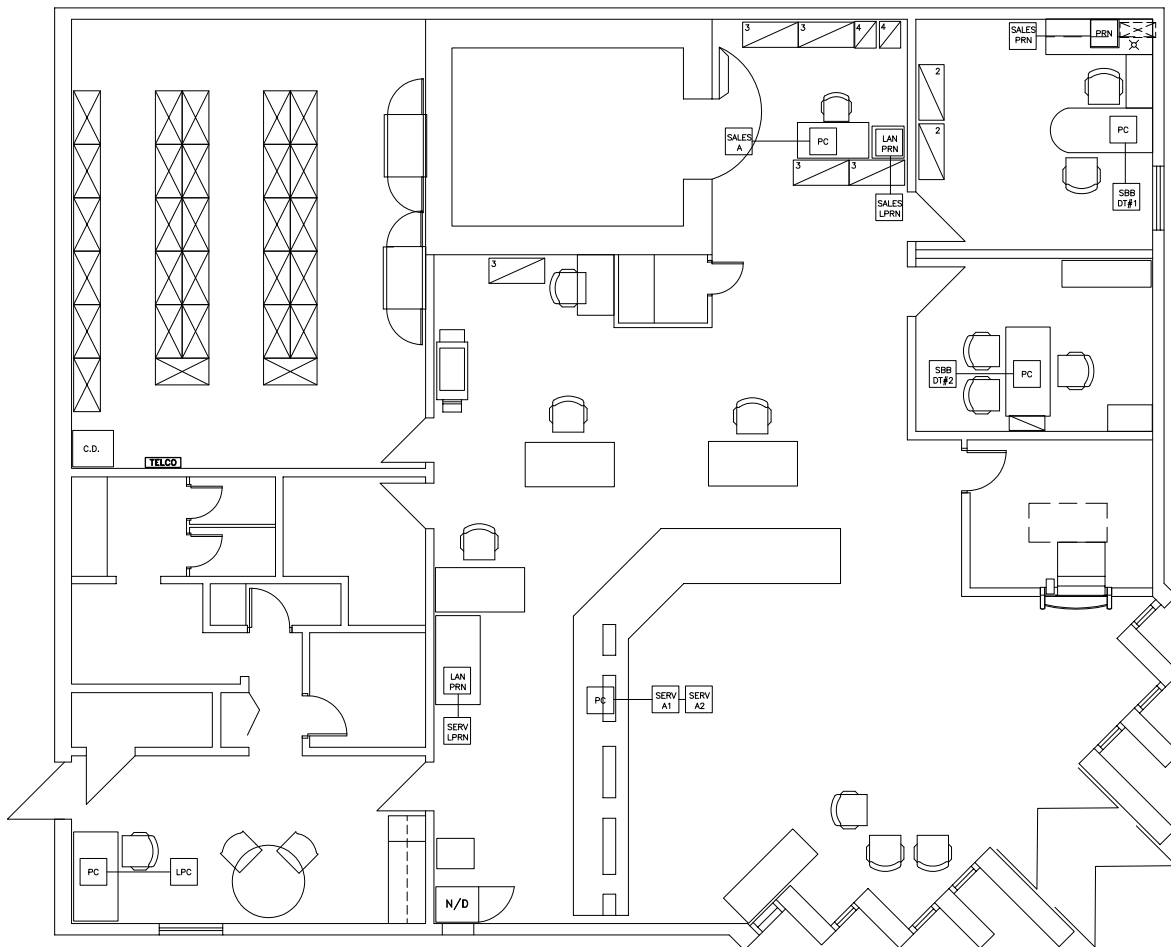




## PROPERTY PHOTOS



## FLOOR PLAN





# DEMOGRAPHICS



### POPULATION

1km	3km	5km
1,005	1,088	1,124



### AVERAGE INCOME

1km	3km	5km
\$119,488	\$119,349	\$119,457



### HOUSEHOLDS

1km	3km	5km
424	460	475



### VEHICLES PER DAY

2,760 vehicles per day on Highway 21



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