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365 RAILWAY STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Cochrane, Alberta



Listing ID:
27733

MLS ID:
A2096461

\$1,350,000



 **CHARLOTTE HENSON**
 (403) 519-1277

 **CIR REALTY**
 403-932-8888

 365 Railway Street W, Cochrane , Alberta T4C1B7

Transaction Type For Sale	Days On Market 541	Zoning I-CG
Subdivision Downtown	Building Type Warehouse	Year Built 2012
Structure Type Industrial	Property Type Commercial	Property Sub Type Warehouse
Legal Plan 1325JK	Building Area (Sq. Ft.) 2536.00	Building Area (Sq. M.) 235.60
Lot Size (Sq. Ft.) 14774	Lot Size (Acres) 0.34	Construction Type Metal Siding ,Wood Siding
Roof Metal	Foundation Slab	Heating Boiler,In Floor,Natural Gas,See Remarks
Inclusions N/A	Restrictions None Known	Reports Building Plans,Environmental Phase 1,Floor Plans

BACK ON THE MARKET! Right in the heart of Cochrane! Super versatile building. Large warehouse/shop with a 2000 sq ft main floor and 536 sq ft Boardroom/Office Mezzanine above. Both areas have In-Floor Heat. Additionally for your comfort and health there is a fresh air HVAC system and separate fan for Warehouse /Shop Area. Nice front entrance with a solid custom door and hand made metal staircase to the upper level. Beautiful bathroom with large shower will wow you! The lot size is 14775 sq ft and has a custom metal gate to large secure parking area at rear. This lot is fully fenced with a terrific central location and a multitude of possibilities for future use and development.

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