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3, 505 RAILWAY STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Cochrane, Alberta



Listing ID:
29297


MLS ID:
A2193429

\$325,000



 **RUSS AUSTIN**
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 CIR Realty
 403-932-8888

 3, 505 Railway Street W, Cochrane , Alberta T4C 2E2

Transaction Type For Sale	Title Fee Simple	Days On Market 205
Zoning C-G	Subdivision Downtown	Building Type Condo Complex,Retail,See Remarks
Year Built 2006	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Office	Legal Plan 1312967	Building Area (Sq. Ft.) 936.37
Building Area (Sq. M.) 86.99	Lot Size (Sq. Ft.) 897	Lot Size (Acres) 0.02
Construction Type Concrete,Mixed,Wood Frame	Access to Property On Major Traffic Route,Paved Road	Inclusions Fridge, Dishwasher
Restrictions Condo/Strata Approval,Landlord Approval	Reports Title	

Prime Downtown Cochrane Commercial Condo Bays – For Sale Individually or Together! An exceptional opportunity for business owners and investors! These three modern commercial condo bays in the heart of Downtown Cochrane are available for purchase individually or as a package (see supplements for details). Prime Location – Situated on Railway Street, directly across from Cochrane Station, this high-visibility, walkable location is in a rapidly growing area, ensuring steady foot traffic and business exposure. Property Highlights: Three bays available – Ranging from 720 sq. ft., to 897 sq ft to 1,134 sq. ft. Perfect for owner-occupied businesses or investment rentals. Modern, well-maintained spaces – Minimal work needed to get up and running. High-demand commercial area – A fantastic long-term investment opportunity. Ample on-site parking & excellent accessibility. Whether you're looking to establish your own business or expand your investment portfolio, these versatile spaces offer incredible potential in one of Cochrane's most sought-after commercial districts. Can be sold with MLS A 2193254 and MLS A 2193433

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