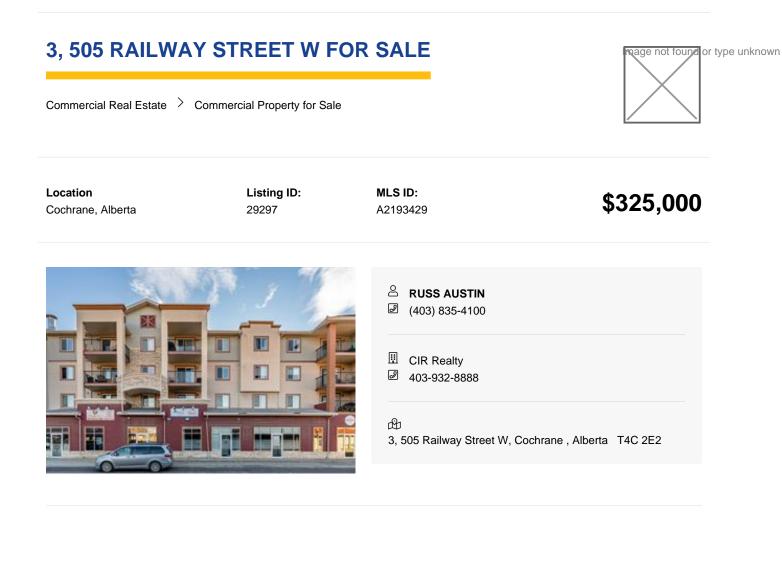


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Transaction Type For Sale

Zoning C-G

Year Built 2006

Property Sub Type Office

Building Area (Sq. M.) 86.99

Construction Type Concrete,Mixed,Wood Frame

Restrictions Condo/Strata Approval,Landlord Approval Title Fee Simple

Subdivision Downtown

Structure Type Mixed Use

Legal Plan 1312967

Lot Size (Sq. Ft.) 897

Access to Property On Major Traffic Route, Paved Road

Reports Title Days On Market 205

Building Type Condo Complex, Retail, See Remarks

Property Type Commercial

Building Area (Sq. Ft.) 936.37

Lot Size (Acres) 0.02

Inclusions Fridge, Dishwasher

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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