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## 4, 505 RAILWAY STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Cochrane, Alberta



**Listing ID:**  
29298


**MLS ID:**  
A2193433

**\$350,000**



 **RUSS AUSTIN**  
 (403) 835-4100

 CIR Realty  
 403-932-8888

 4, 505 Railway Street W, Cochrane , Alberta T4C 2E2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 163
<b>Zoning</b> C-G	<b>Subdivision</b> Downtown	<b>Building Type</b> Condo Complex,Retail,See Remarks
<b>Year Built</b> 2006	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 1312967	<b>Building Area (Sq. Ft.)</b> 1134.00
<b>Building Area (Sq. M.)</b> 105.35	<b>Lot Size (Sq. Ft.)</b> 1134	<b>Lot Size (Acres)</b> 0.03
<b>Construction Type</b> Concrete,Mixed,Wood Frame	<b>Access to Property</b> On Major Traffic Route,Paved Road	<b>Inclusions</b> none
<b>Restrictions</b> Condo/Strata Approval,Landlord Approval	<b>Reports</b> 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 A2193429 and MLS 2193254

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