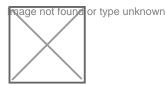


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4, 505 RAILWAY STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Listing ID:

MLS ID:

\$350,000

Cochrane, Alberta

29298

A2193433



△ RUSS AUSTIN

(403) 835-4100

□ CIR Realty

403-932-8888

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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

163

Zoning

C-G

Subdivision

Downtown

Building Type

Condo Complex, Retail, See Remarks

Year Built 2006 Structure Type
Mixed Use

Property Type

Property Sub Type

Lawal Diam

Commercial

000

Legal Plan

Building Area (Sq. Ft.)

Office

105.35

1312967

1134.00

Building Area (Sq. M.)

Lot Size (Sq. Ft.)

Lot Size (Acres)

1134

0.03

Construction Type

Access to Property

Inclusions

Concrete, Mixed, Wood Frame

•

On Major Traffic Route, Paved Road

none

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 A2193429 and MLS 2193254

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