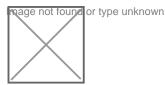


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2, 505 RAILWAY STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:Cochrane, Alberta29302

MLS ID: A2193254

\$300,000



△ RUSS AUSTIN

(403) 835-4100

□ CIR Realty

403-932-8888

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2, 505 Railway Street W, Cochrane , Alberta $\,$ T4C 2E2 $\,$

Transaction Type

For Sale

saction Type

Zoning

C-G

Year Built 2006

Property Sub Type

Office

Building Area (Sq. M.)

66.89

Construction Type

Concrete, Mixed, Wood Frame

Restrictions

Condo/Strata Approval,Landlord

Approval

Title

Fee Simple

Subdivision

Downtown

Structure Type Mixed Use

Legal Plan

1310082

Lot Size (Sq. Ft.)

720

Access to Property

On Major Traffic Route, Paved Road

Reports

Floor Plans, Survey Plan, Title

Days On Market

142

Building Type

Condo Complex, Retail, See Remarks

Property Type

Commercial

Building Area (Sq. Ft.)

720.00

Lot Size (Acres)

0.02

Inclusions

Small 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 A2913429 and A2193433

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