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125 RIVER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Cochrane, Alberta



Listing ID:
29551

MLS ID:
A2196953

\$22



 **JAG THIND**
 (403) 404-0011

 Royal LePage Benchmark
 403-253-1901

 125 River Avenue , Cochrane , Alberta T4C 2C2

Transaction Type For Lease	Days On Market 122	Lease Amount 22.00
Lease Frequency Annually	Lease Term Other	Zoning I-G
Subdivision Downtown	Building Type Commercial Mix,Home-Based,Mixed Use,Office Building,Warehouse	Year Built 1950
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Office
Legal Plan 3761X	Building Area (Sq. Ft.) 1072.56	Building Area (Sq. M.) 99.64
Lot Size (Sq. Ft.) 12001	Lot Size (Acres) 0.28	Cooling None
Heating Forced Air,Natural Gas	Inclusions None	Restrictions None Known
Reports None		

Perfect location for your business needs. The unique property is a 115 m2 lot, with a 1282 sq. ft. two-story office and 1120 sqft of storage(sea can build) work area. The front foyer, kitchen, washroom, and 2 small offices on the second floor make the Quonset the perfect workspace for additional projects: office, open area, and upper level. Basement is also available for extra storage, SOLAR PANEL IS IN PLACE, so minimum to no bill. There is ample parking at the rear of the property. I-G Zoning, please see the MLS documents for the detailed use area. 4+4 Designated parking spots and ample parking area to deal with.

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