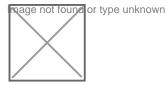


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 125 RIVER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Cochrane, Alberta

Listing ID: 29551

MLS ID: A2196953

**\$22** 



- △ JAG THIND
- **2** (403) 404-0011
- Royal LePage Benchmark
- **403-253-1901**
- 125 River Avenue, Cochrane, Alberta T4C 2C2

**Transaction Type** 

For Lease

Lease Frequency

Annually

Subdivision

Downtown

**Structure Type** Mixed Use

Legal Plan 3761X

Lot Size (Sq. Ft.)

12001

Heating

Forced Air, Natural Gas

Reports None

**Days On Market** 

122

Lease Term

Other

**Building Type** 

Commercial Mix, Home-Based, Mixed Use,Office Building,Warehouse

**Property Type** Commercial

**Building Area (Sq. Ft.)** 

1072.56

Lot Size (Acres)

0.28

Inclusions None

Lease Amount

22.00

Zoning

I-G

Year Built

1950

**Property Sub Type** 

Office

Building Area (Sq. M.)

99.64

Cooling None

Restrictions None Known

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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