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3, 185 FIRST STREET E FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Cochrane, Alberta



Listing ID:
29839


MLS ID:
A2203253

\$22



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

 **CIR Realty**
 403-932-8888

 3, 185 First Street E, Cochrane , Alberta T4C 1B1

Transaction Type For Lease	Title Fee Simple	Days On Market 165
Lease Amount 22.00	Lease Frequency Annually	Zoning C-G
Subdivision Downtown	Building Type Retail,See Remarks,Street Level Storefront,Strip Mall,Walk-up	Year Built 2000
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 9211400	Building Area (Sq. Ft.) 4639.00	Building Area (Sq. M.) 430.97
Lot Size (Sq. Ft.) 43560	Lot Size (Acres) 1.00	Construction Type Cedar
Roof Shake,Tar/Gravel	Access to Property Allowed Access	Inclusions none
Restrictions Landlord Approval	Reports Aerial Photos,Floor Plans,Title	

Prime Restaurant or Retail Space for Lease – 4,639 sq. ft. Looking for the perfect location to launch or expand your business? This 4,639 sq. ft. space is ideal for a restaurant or retail operation, featuring a large seating area, a beautiful patio, and a make-up air unit already in place. Key Features: ? Spacious Layout – 4,639 sq. ft. with ample room for dining or retail displays ? Beautiful Patio – Expand your seating and create an inviting outdoor experience ? Two Large Garage Doors – Seamlessly blend indoor and outdoor spaces for a vibrant summer atmosphere ? High-Traffic Location – Situated next to the town post office for maximum exposure ? Ample Parking – Plenty of spaces for customers and staff ? Competitive Lease Rates – Only \$22 per sq. ft. This is the prime space you've been looking for! Check out the aerial photo for a better view of this fantastic location.

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