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3, 185 FIRST STREET E FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCochrane, 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

225

Fee Simple

Lease Amount

22.00

Lease Frequency

Annually

Zoning C-G

Days On Market

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

Access to Property Shake, Tar/Gravel

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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