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305 FIRST STREET E FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCochrane, Alberta

Listing ID: 30150

MLS ID: A2210355

\$23



 $\stackrel{\circ}{-}$ Russ Austin

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□ CIR Realty

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305 First Street E, Cochrane , Alberta T4C 1Z3

Transaction Type Days On Market Lease Amount

For Lease 224 23.00

Lease Frequency Subdivision Building Type

Annually Downtown Free-Standing,Office Building

Year Built Structure Type Property Type

2000 Office Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Office 1872.50 173.96

Construction TypeCoolingHeatingWood FrameCentral AirNatural Gas

Inclusions Restrictions Reports

None Landlord Approval Floor Plans, Incl. GST w/ Rebate to Builder

For Lease – Prime Stand-Alone Building in Downtown Cochrane Don't miss this unique opportunity to lease a stand-alone building in one of Cochrane's busiest and most visible locations – right on one of the town's four rail crossings. Offering 1,872 sq ft of versatile space, this well-located property features excellent parking, high foot and vehicle traffic, and fantastic visibility for signage and branding. Currently operating as an educational facility, the layout lends itself perfectly to a variety of professional uses – ideal for a medical office, wellness clinic, or other professional services. Flexible, very reasonable lease rates available for possession between July and October. Location, exposure, and accessibility – this spot has it all. picture your practice or business in the heart of downtown Cochrane.

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