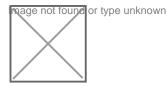


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **305 FIRST STREET E FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Cochrane, Alberta

Listing ID: 30150

MLS ID: A2210355

\$23



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

**(403) 835-4100** 

□ CIR Realty

**403-932-8888** 

305 First Street E, Cochrane , Alberta T4C 1Z3

Transaction Type Days On Market Lease Amount

For Lease 81 23.00

Lease Frequency Subdivision Building Type

Annually Downtown Free-Standing,Office Building

Year BuiltStructure TypeProperty Type2000OfficeCommercial

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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.