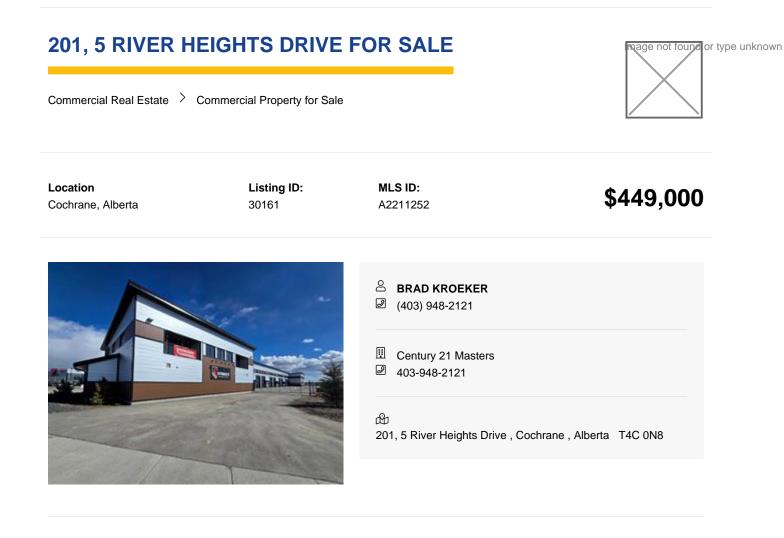


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Transaction Type For Sale

Zoning I-B

Year Built 2023

Property Sub Type Warehouse

Building Area (Sq. M.) 162.58

Roof Flat

Cooling None

Restrictions None Known Title Fee Simple

Subdivision The Willows

Structure Type Warehouse

Legal Plan 2310100

Lot Size (Sq. Ft.) 1750

Foundation Poured Concrete

Heating Overhead Heater(s),Natural Gas

Reports Call Lister,Condo/Strata Bylaws,Site Plans Days On Market

Nearest Town Cochrane

Property Type Commercial

Building Area (Sq. Ft.) 1750.00

Lot Size (Acres) 0.04

Electric 100 Amp Service

Inclusions None

Welcome to Cochrane's Premier Lifestyle Storage Solution! Secure and safe storage for cars, boats, sleds and more with the opportunity to finish the interior to your own preferences. Bays come standard with a 500 square foot mezzanine roughed in for a 3 piece bathroom an 12'4" underside clearance. Finished 2 piece bathroom on the main level. Excellent access is provided through a man door and 14 foot overhead door. Extra height ceilings at 24' and well lit by 4 windows per bay. Each bay features a total 1,750 square feet of space which includes a 25' x 50' main floor and a 25' by 20' foot mezzanine. Access is easy, just off of Highway 22 on the south side of Cochrane.

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