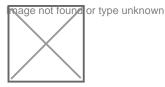


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

204, 5 RIVER HEIGHTS DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCochrane, Alberta

Listing ID: 30161

MLS ID: A2211252

\$449,000



△ BRAD KROEKER

2 (403) 948-2121

□ Century 21 Masters

403-948-2121

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204, 5 River Heights Drive , Cochrane , Alberta T4C 0N8

Transaction Type Title Days On Market

For Sale Fee Simple

ZoningSubdivisionNearest TownI-BThe WillowsCochrane

Year BuiltStructure TypeProperty Type2023WarehouseCommercial

Property Sub TypeLegal PlanBuilding Area (Sq. Ft.)Warehouse23101001750.00

Building Area (Sq. M.)RoofFoundation162.58FlatPoured Concrete

Electric Cooling Heating

100 Amp Service None Overhead Heater(s), Natural Gas

81

Inclusions Restrictions Restrictions

None None Known Call Lister,Condo/Strata Bylaws,Site

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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