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## 201, 5 RIVER HEIGHTS DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Cochrane, Alberta



**Listing ID:**  
30161


**MLS ID:**  
A2211252

**\$449,000**



 **BRAD KROEKER**  
 (403) 948-2121

 Century 21 Masters  
 403-948-2121

  
201, 5 River Heights Drive , Cochrane , Alberta T4C 0N8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 139
<b>Zoning</b> I-B	<b>Subdivision</b> The Willows	<b>Nearest Town</b> Cochrane
<b>Year Built</b> 2023	<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Warehouse	<b>Legal Plan</b> 2310100	<b>Building Area (Sq. Ft.)</b> 1750.00
<b>Building Area (Sq. M.)</b> 162.58	<b>Lot Size (Sq. Ft.)</b> 1750	<b>Lot Size (Acres)</b> 0.04
<b>Roof</b> Flat	<b>Foundation</b> Poured Concrete	<b>Electric</b> 100 Amp Service
<b>Cooling</b> None	<b>Heating</b> Overhead Heater(s),Natural Gas	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> Call Lister,Condo/Strata Bylaws,Site Plans	

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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