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602, 5 RIVER HEIGHTS DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Cochrane, Alberta



Listing ID:
30301


MLS ID:
A2214625

\$549,000



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

 Century 21 Masters
 403-948-2121

 602, 5 River Heights Drive , Cochrane , Alberta T4C 0N8

Transaction Type For Sale	Days On Market 130	Zoning I-B
Subdivision River Heights	Nearest Town Cochrane	Building Type Warehouse
Year Built 2024	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 2310100	Building Area (Sq. Ft.) 1750.00
Building Area (Sq. M.) 162.58	Lot Size (Sq. Ft.) 1750	Lot Size (Acres) 0.04
Footprint (Sq. Ft.) 1250	Construction Type Metal Frame	Roof Metal
Foundation Poured Concrete	Cooling None	Heating Overhead Heater(s),Natural Gas
Lot Features City Lot,Level	Commercial Amenities Paved Yard	Access to Property Direct Access
Inclusions NONE	Restrictions None Known	Reports Annual Property Operating Data,Condo/Strata Bylaws,Information Package

Own instead of rent for your small business!!! Bays come standard with 1,250 square foot main floor and 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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