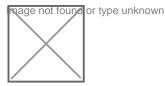


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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** 

rPr

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

**Transaction Type**For Sale
68

SubdivisionNearest TownBuilding TypeRiver HeightsCochraneWarehouse

Year BuiltStructure TypeProperty Type2024IndustrialCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 2310100 1750.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

162.58 1750 0.04

Footprint (Sq. Ft.)Construction TypeRoof1250Metal FrameMetal

Foundation Cooling Heating

Poured Concrete None Overhead Heater(s), Natural Gas

Lot Features Commercial Amenities Access to Property

City Lot,Level Paved Yard Direct Access

Reports

InclusionsRestrictionsAnnual Property Operating

NONE None Known Data, Condo/Strata Bylaws, Information

Package

Zoning

I-B

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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