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107 FIRST AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Cochrane, Alberta



Listing ID:
30314


MLS ID:
A2215077

\$1,999,000



 **KS MALHI**
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 RE/MAX iRealty Innovations
 403-228-5557

 107 First Avenue W, Cochrane , Alberta T4C 1A5

Transaction Type

For Sale

Days On Market

67

Zoning

C-HD

Subdivision

Downtown

Building TypeCommercial Mix, Old Time, Street Level
Storefront**Year Built**

1970

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

2174H

Building Area (Sq. Ft.)

4427.00

Building Area (Sq. M.)

411.28

Lot Size (Sq. Ft.)

6759

Lot Size (Acres)

0.16

Inclusions

N/A

Restrictions

Historic Site

Reports

Title

Discover the potential with this commercial property nestled in the vibrant and growing town of Cochrane. Offering a generous 4,427 square feet, this historic site currently hosts a happy trifecta of long-standing tenants: a bustling beauty salon, a charming shoe store, and a well-stocked large bookstore. All tenants have a solid track record of over a decade and have expressed eagerness to renew their leases. With an appealing 6.2% cap rate, this property not only provides immediate, stable cash flow but also offers exciting prospects for future development. The zoning allows for a variety of uses, making it adaptable to changing business landscapes or increasing community needs. Strategically positioned, the property puts you within short walking distances to key community spots. It's a hop away from the Cochrane High School and a skip to the M&M Food Market. Also, the picturesque views at Cochrane Park are just a stone's throw away, ensuring you're never far from a relaxing natural retreat. This downtown gem is perfect for investors looking to capitalize on Cochrane's growth while securing a property steeped in community history. Whether you're looking to maintain its current uses or explore new opportunities, this commercial space offers a foundation ripe with potential.

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