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312 1 STREET W FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Cochrane, Alberta



Listing ID:
30706


MLS ID:
A2224068

\$18



 **BRUCE TANNAS**
 (587) 899-1903

 First Place Realty
 403-547-8401

 312 1 Street W, Cochrane , Alberta T4C 1A9

Transaction Type For Lease	Days On Market 8	Lease Amount 18.00
Lease Frequency Annually	Lease Term Negotiable	Zoning C-HD
Subdivision Downtown	Building Type Free-Standing,Old Time,Retail	Year Built 1907
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Building Area (Sq. Ft.) 1588.30	Building Area (Sq. M.) 147.56	Parking 3
Heating Mid Efficiency,Natural Gas	Commercial Amenities See Remarks	Access to Property Front and Rear Drive access,Public,See Remarks,Shared Access
Inclusions None	Restrictions None Known	Reports Floor Plans,Title

Don't miss this opportunity to set up your retail, office, studio, or service business in historic downtown Cochrane. Cochrane Alberta is a town of over 38,000 and is one of the fastest growing municipalities in Canada. The leasehold space is located upstairs from the busy Heavenly Outhouse Gift Shop, this 1588 square foot location offers prospective business tenants with lots of foot traffic by the entrance to the leasehold as well as sign exposure to the drive by traffic. Historic downtown Cochrane is a destination for many locals and visitors to town as they take in the local shops or get an ice cream at McKay's. Downtown also offers events and festivals which encourage people to visit and shop. The location currently is a secondhand dress shop (the owner is retiring) and will be available after July 31st for leasing (please do not visit the location or disturb the tenants or their employees without an appointment). Start the next chapter for your business, in this prime location, by calling your commercial Realtor® or the listing agent to arrange a viewing appointment today.

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