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313 ROSS AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Cochrane, Alberta



Listing ID:
30766


MLS ID:
A2225005

\$629,900



 **JAG THIND**
 (403) 404-0011

 Royal LePage Benchmark
 403-253-1901

 313 Ross Avenue , Cochrane , Alberta T4C1C9

Transaction Type

For Sale

Days On Market

58

Zoning

C-T

Subdivision

East End

Building TypeFree-Standing,Home-Based,Office
Building,See Remarks**Year Built**

1945

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Office

Legal Plan

6797HK

Building Area (Sq. Ft.)

878.72

Building Area (Sq. M.)

81.64

Lot Size (Sq. Ft.)

4987

Lot Size (Acres)

0.11

InclusionsRefrigerator, Electric Range,
Dishwasher, Washer, Dryer, Window
Coverings, AC**Restrictions**

None Known

Reports

Floor Plans,RPR with Compliance,Title

This bungalow-style property offers an excellent opportunity for businesses seeking a well-appointed and flexible commercial office space in a residential-style setting. Currently functioning as a commercial office, the layout provides ample space for multiple workstations and private offices, making it ideal for professional services, consulting, or client-facing operations. The main level features an open-concept kitchen, dining area, filled with natural light, perfect for collaborative meetings or a comfortable break space for staff. The kitchen is outfitted with stainless steel appliances and ample cupboard storage. A pocket office located just off the foyer offers a quiet area for focused work or administrative tasks. Two additional rooms and a 4-piece bathroom on this level can be used as private offices or meeting rooms. The lower level expands your workspace with a large family/living room, two more private office spaces or workrooms, and a 3-piece bathroom. A dedicated laundry area equipped with a washer, dryer, sink, and cabinet provides added convenience for workplace needs. Outside, the fully fenced backyard features a concrete patio, lawn, garden boxes, and mature trees/shrubs, offering a serene and private outdoor space—perfect for breaks, informal meetings, or employee gatherings. The front porch and landscaped front yard enhance curb appeal and client experience. Whether you're looking to establish or expand your business, this unique property combines the comfort of a residential structure with the functionality of a commercial space.

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