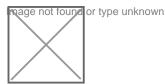


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**2** (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 Type** 

Free-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.)

Building Area (Sq. M.)

81.64

Lot Size (Sq. Ft.) Lot Size (Acres)

0.11

878.72

Inclusions

Refrigerator, Electric Range,

Dishwasher, Washer, Dryer, Window

Coverings, AC

Restrictions
None Known

4987

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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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