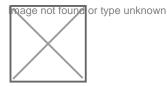


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 209, 5 RIVER HEIGHTS DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Cochrane, Alberta

Listing ID: 31120 MLS ID: A2234860

\$429,000



**△** BRAD KROEKER

**2** (403) 948-2121

■ Century 21 Masters

**403-948-2121** 

rPr

209, 5 River Heights Drive , Cochrane , Alberta  $\,$  T4C 0N8  $\,$ 

**Transaction Type** 

For Sale

Title

**Days On Market** 

Zoning

I-B

Subdivision

The Willows

Fee Simple

**Nearest Town** 

Cochrane

**Building Type** 

Warehouse

Year Built 2023

Structure Type Warehouse

**Property Type** 

Commercial

**Property Sub Type** 

Legal Plan

2310100

Building Area (Sq. Ft.) 1750.00

Building Area (Sq. M.)

Warehouse

Roof Flat

162.58

Electric

**Foundation Poured Concrete** 

100 Amp Service

Cooling None

Heating

Overhead Heater(s), Natural Gas

Inclusions

None

Restrictions None Known

Reports

Building Plans, Call Lister, Condo/Strata

Bylaws, Information Package

Welcome to Cochrane's Premier Lifestyle Storage Solution! Secure and safe storage for cars, boats, sleds and more with the opportunity to finish the interior to your own preferences. Bays come standard with 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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