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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**
 (403) 948-2121

 Century 21 Masters
 403-948-2121

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

Transaction Type For Sale	Title Fee Simple	Days On Market 49
Zoning I-B	Subdivision The Willows	Nearest Town Cochrane
Building Type Warehouse	Year Built 2023	Structure Type Warehouse
Property Type Commercial	Property Sub Type Warehouse	Legal Plan 2310100
Building Area (Sq. Ft.) 1750.00	Building Area (Sq. M.) 162.58	Lot Size (Sq. Ft.) 1750
Lot Size (Acres) 0.04	Roof Flat	Foundation Poured Concrete
Electric 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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