

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.

133 RIVER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Cochrane, Alberta

Listing ID:
31509

MLS ID:
A2243300

\$21



 **CHERI LONG**
 (403) 860-9419

 Royal LePage Solutions
 403-252-5900

 133 River Avenue , Cochrane , Alberta T4C2C2

Transaction Type For Lease	Title Fee Simple	Days On Market 128
Lease Amount 21.00	Lease Frequency Annually	Lease Term Negotiable
Zoning I-G	Subdivision Industrial	Building Type Free-Standing
Year Built 1993	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Industrial	Legal Plan 3761X	Building Area (Sq. Ft.) 2402.00
Building Area (Sq. M.) 223.15	Lot Size (Sq. Ft.) 6000	Lot Size (Acres) 0.14
Footprint (Sq. Ft.) 2402	Roof Asphalt/Gravel,Flat	Foundation Poured Concrete,Slab
Heating Overhead Heater(s),Forced Air,Natural Gas	Lot Features Back Lane,Level,Street Lighting	Access to Property Accessible to Major Traffic Route,Front and Rear Drive access,Lane
Inclusions N/A	Restrictions Landlord Approval	Reports None

Prime Commercial Office/Shop Space on River Ave – Cochrane DT Industrial Area for lease a move-in-ready commercial office/shop space in Cochrane's Downtown Industrial Area. This property offers 2,400 sqft+/- good mix of office space/retail with warehouse, rear access with 2 bay doors, front and rear parking. This property has ease of accessibility, visibility, and functionality makes it the perfect choice to establish your business. This is a triple net lease(tenants responsible for building costs, property taxes, building insurance, landscaping/snow removal) asking base rental rate of \$21psf.

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](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.