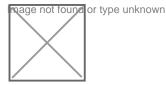


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 133 RIVER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Listing ID:

MLS ID: A2243300

Cochrane, Alberta

31509

<sup>△</sup> CHERI LONG

**(403)** 860-9419

■ Royal LePage Solutions

403-252-5900

133 River Avenue , Cochrane , Alberta T4C2C2



**Transaction Type** 

For Lease

**Lease Amount** 

Title

**Days On Market** 128

Fee Simple

Lease Term

21.00

Annually

Negotiable

Zoning I-G

**Subdivision** Industrial

**Building Type** Free-Standing

Year Built 1993

Structure Type

**Lease Frequency** 

Low Rise (2-4 stories)

**Property Type** Commercial

**Property Sub Type** 

Legal Plan 3761X

Building Area (Sq. Ft.)

Industrial

2402.00

Building Area (Sq. M.)

Lot Size (Sq. Ft.)

Lot Size (Acres)

6000

0.14

Footprint (Sq. Ft.)

Roof

Foundation

2402

223.15

Asphalt/Gravel,Flat

Poured Concrete, Slab

Heating

Lot Features

**Access to Property** 

Overhead Heater(s), Forced Air, Natural Gas

Back Lane, Level, Street Lighting

Accessible to Major Traffic Route, Front

and Rear Drive access, Lane

Inclusions

Restrictions

Reports

N/A Landlord Approval 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.

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