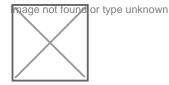


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 133 RIVER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Cochrane, Alberta

Listing ID: 31509

MLS ID: A2243300

**\$21** 



- <sup>△</sup> CHERI LONG
- **(403)** 860-9419
- Royal LePage Solutions
- **403-252-5900**
- 133 River Avenue , Cochrane , Alberta T4C2C2

**Transaction Type** 

For Lease

Title

**Days On Market** 

2

Lease Amount

21.00

**Lease Frequency** 

Annually

Fee Simple

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.)

Lot Size (Acres)

0.14

Footprint (Sq. Ft.)

2402

Roof

6000

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; asking \$21psf escalating throughout the term of the lease plus \$4.52p.s.f operating costs (this to be verified).

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