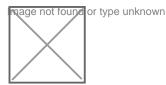


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312 1 STREET W FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCochrane, Alberta

Listing ID: 31579

MLS ID: A2224068

\$18



- △ BRUCE TANNAS
- **2** (587) 899-1903
- First Place Realty
- **403-547-8401**
- 312 1 Street W, Cochrane , Alberta T4C 1A9

Transaction Type

For Lease

Days On Market

18.00

Lease Amount

Lease Frequency

Annually

Lease Term Negotiable

135

Zoning C-HD

Subdivision

Downtown

Building Type

Free-Standing,Old Time,Retail

Year Built 1907

Structure Type

Mixed Use

Property Type Commercial **Property Sub Type**

Mixed Use

Building Area (Sq. Ft.)

1588.30

Building Area (Sq. M.)

147.56

Parking

3

Heating

Mid Efficiency, Natural Gas

Commercial Amenities

See Remarks

Access to Property

Front and Rear Drive access, Public, See

Remarks, Shared Access

Inclusions

None

Restrictions

None Known

Reports

Floor Plans, Title

Don't miss this opportunity to set up your retail, office, studio, or service business in historic downtown Cochrane. Cochrane Alberta is a town of over 38,000 and is one of the fasted growing municipalities in Canada. The leasehold space is located upstairs from the busy Heavenly Outhouse Gift Shop (leasehold was previously a dress shop). This 1588 square foot location offers prospective business tenants with lots of foot traffic by the entrance to the leasehold as well as sign exposure to the drive by traffic. Historic downtown Cochrane is a destination for many locals and visitors to town as they take in the local shops or get an ice cream at McKay's. Downtown also offers events and festivals which encourage people to visit and shop. Start the next chapter for your business, in this prime location, by calling your commercial Realtor® or the listing agent to arrange a viewing appointment today.

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