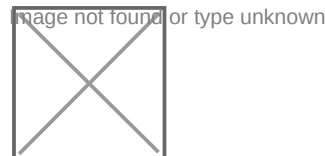


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

125 RIVER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Cochrane, Alberta

Listing ID:
31594

MLS ID:
A2245745

\$20



 **JAG THIND**
 (403) 404-0011

 Royal LePage Benchmark
 403-253-1901

 125 River Avenue , Cochrane , Alberta T4C 2C2

Transaction Type For Lease	Days On Market 63	Lease Amount 20.00
Lease Frequency Annually	Zoning I-G	Subdivision Downtown
Building Type Commercial Mix,Home-Based,Mixed Use,Office Building,Warehouse	Year Built 1950	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Office	Legal Plan 3761X
Building Area (Sq. Ft.) 1072.00	Building Area (Sq. M.) 99.59	Lot Size (Sq. Ft.) 12001
Lot Size (Acres) 0.28	Cooling None	Heating Forced Air,Natural Gas
Inclusions Solar Panel	Restrictions None Known	Reports None

Perfect location for your business needs. The unique property is a 115 m2 lot, with a 1282 sq. ft. two-story office and 1120 sqft of storage(sea can build) work area. The front foyer, kitchen, washroom, and 2 small offices on the second floor make the Quonset the perfect workspace for additional projects: office, open area, and upper level. Basement is also available for extra storage, SOLAR PANEL IS IN PLACE, so minimum to no bill. There is ample parking at the rear of the property. I-G Zoning, please see the MLS documents for the detailed use area. 4+4 Designated parking spots and ample parking area to deal with.

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