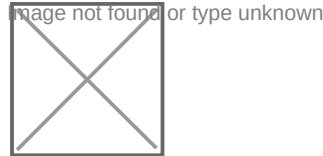


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

510, 5 RIVER HEIGHTS DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Cochrane, Alberta

Listing ID:
31716

MLS ID:
A2248763

\$510,000



 **CHARLOTTE HENSON**
 (403) 519-1277

 **CIR Realty**
 403-932-8888

 510, 5 River Heights Drive , Cochrane , Alberta T4C 0N8

Transaction Type For Sale	Days On Market 83	Zoning I-B
Subdivision River Heights	Nearest Town Cochrane	Building Type Condo Complex
Year Built 2023	Structure Type Flex	Property Type Commercial
Property Sub Type Warehouse	Legal Plan 2310100	Building Area (Sq. Ft.) 1916.00
Building Area (Sq. M.) 178.00	Lot Size (Sq. Ft.) 2242	Lot Size (Acres) 0.05
Footprint (Sq. Ft.) 1325	Inclusions n/a	Restrictions Condo/Strata Approval
Reports Condo/Strata Bylaws		

This exceptional 1,750 sq. ft. condominium storage bay offers the ultimate flexibility—perfect for running a business or providing secure, climate-controlled storage for cars, boats, business inventory, and more. Located in a gated, secure compound just off Highway 22 on the south side of Cochrane, this property combines functionality with high-end finishes. The main level (24' x 50') features a 14' overhead door plus man door for easy access, soaring 24' ceilings, and abundant natural light. A finished 2-piece bathroom, forced air gas furnace, and hydronic in-floor heating with a high-end boiler ensure year-round comfort. The epoxy floors, custom cabinets, workbench, mop sink, and bright, open space make it ready for immediate use. Upstairs, the mezzanine (24' x 16') offers an open railing overlooking the main floor, an unspoiled loft with bathroom rough-in, and endless possibilities—office space, lounge area, or additional storage. Whether you're seeking a secure place for valuable equipment and vehicles or a versatile commercial workspace, this bay delivers premium features, exceptional access, and a prime Cochrane location.

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