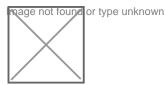


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

UPPER BACK, 508 1 STREET W FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCochrane, Alberta

Listing ID:

32162

MLS ID: A2256928

\$17.50



- **△** KEN MORRIS
- (403) 253-1901
- Royal LePage Benchmark
- **403-253-1901**

rPr

Upper Back, 508 1 Street W, Cochrane , Alberta T4C 1B1

Transaction Type

For Lease

Days On Market

83

Lease Amount

17.50

Lease Frequency

Monthly

Lease Term

Other

Zoning C-HD

Subdivision

Downtown

Building TypeCommercial Mix

Year Built 2005

Structure Type

Mixed Use

Property Type
Commercial

Property Sub Type

Mixed Use

Building Area (Sq. Ft.)

469.00

Building Area (Sq. M.)

43.57

Inclusions

NONE

Restrictions

Restrictive Use Clause

Reports

Other Documents

Discover the perfect location for your professional or health care business in the heart of Cochrane's historic district. This professional office space offers 600 sq. ft. of bright, functional space designed for efficiency and client comfort. Situated in a building with a strong professional tenancy, you'll be joining a community of reputable businesses on a street known for its busy traffic. Cochrane is on a trajectory of rapid expansion, with its population forecasted to exceed 40,000 residents by the end of 2025. This makes it an ideal time to secure a central location and grow your client base as the community continues to flourish. Ideal Office Space: This 600 sq. ft. unit is a perfect size for a small team, private practice, or consulting firm. The layout is easily adaptable to your specific business needs. *Cost-Effective Lease: The lease includes a low Common Area Maintenance (CAM) fee of just \$16 per square foot, which includes utilities, providing predictable operating costs. Excellent Visibility: Located on a highly walkable street, your business will benefit from easy client access and a strong presence in the downtown area. Permitted Uses The (C-HD) Historical Commercial District zoning is designed to support a wide range of business services. This space is particularly well-suited for: *Business and Professional Office: Perfect for accounting firms, law offices, or other administrative services. *Health Care Office: An excellent fit for a wellness practice/clinic. *Financial Service: Ideal for financial advisors, mortgage brokers, or insurance providers. *Personal Service: Suitable for a private practice in counseling, wellness, or therapy. Don't miss your chance to establish your business in a location that combines historic charm with a forward-thinking community!

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