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UPPER FRONT, 508 FIRST STREET W FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Cochrane, Alberta

Listing ID:
32172


MLS ID:
A2257924

\$18



 **MARIA MORENO QUINTAS**
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 Upper Front, 508 FIRST Street W, Cochrane , Alberta T4C 1B1

Transaction Type For Lease	Days On Market 21	Lease Amount 18.00
Lease Frequency Monthly	Lease Term Other	Zoning C-HD
Subdivision Downtown	Building Type Commercial Mix	Year Built 2005
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Building Area (Sq. Ft.) 750.00	Building Area (Sq. M.) 69.68	Inclusions N/A
Restrictions Landlord Approval	Reports None	

An exceptional opportunity awaits in Cochrane's vibrant historic district. This 750 sq. ft. commercial space is perfectly positioned on a bustling street, benefiting from a high traffic area. The property is currently configured as a hair salon with five chairs, two washing stations, and storage. However, its versatile layout and (C-HD) Historical Commercial District zoning open the door to a wide array of business ventures. Cochrane is a community on the rise. With a forecasted population reaching over 40,000 residents by the end of 2025, the town is experiencing rapid growth, which directly translates into a growing customer base for local businesses. This location offers a chance to tap into a continually expanding market. Key Features: Bright and Open Space: The unit features an open layout and is filled with natural light from skylights, creating an inviting and dynamic atmosphere. Cost-Effective Lease: The Common Area Maintenance (CAM) fee is only \$16 per square foot and includes utilities, simplifying your operating budget. Permitted Uses: The (C-HD) zoning is incredibly flexible, allowing for diverse business opportunities. Some of the permitted uses include: * Personal Service: Ideal for a spa, aesthetics clinic, or another salon. * Health Care Office: Suitable for a massage therapist, chiropractor, or other health and wellness professionals. * Artist Studio: A great fit for a gallery or studio space for creative professionals. Don't miss out on the chance to establish your business in a location that combines historic charm with a growing, dynamic market. Contact us today to schedule a viewing and explore the possibilities!

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