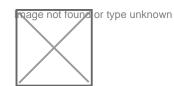


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **UPPER FRONT, 508 FIRST STREET W FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Cochrane, Alberta

Listing ID:

MLS ID: A2257924

**\$**18

Coomano, Alboria

32172

A MARIA MORENO QUINTAS

**2** (403) 671-3201

■ Royal LePage Benchmark

**403-253-1901** 

M

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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