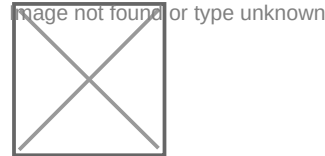


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

201, 5 RIVER HEIGHTS DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Cochrane, Alberta

Listing ID:
32571

MLS ID:
A2265363

\$449,000



 **BRAD KROEKER**
 (403) 948-2121

 Century 21 Masters
 403-948-2121

 201, 5 River Heights Drive , Cochrane , Alberta T4C 0N8

Transaction Type For Sale	Days On Market 1	Zoning I-B
Subdivision The Willows	Building Type Condo Complex	Year Built 2023
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2310100	Building Area (Sq. Ft.) 1750.00	Building Area (Sq. M.) 162.58
Lot Size (Sq. Ft.) 1750	Lot Size (Acres) 0.04	Footprint (Sq. Ft.) 1250
Roof Metal	Foundation Poured Concrete	Electric 100 Amp Service
Cooling None	Heating Natural Gas,Space Heater	Access to Property Paved Road
Inclusions none	Restrictions None Known	Reports Condo/Strata Bylaws,Information Package

Welcome to Cochrane's Premier Lifestyle Storage Solution! Secure and safe storage for cars, boats, sleds and more with the opportunity to finish the interior to your own preferences. Bays come standard with a 500 square foot mezzanine roughed in for a 3 piece bathroom an 12'4" underside clearance. Finished 2 piece bathroom on the main level. Excellent access is provided through a man door and 14 foot overhead door. Extra height ceilings at 24' and well lit by 4 windows per bay. Each bay features a total 1,750 square feet of space which includes a 25' x 50' main floor and a 25' by 20' foot mezzanine. Access is easy, just off of Highway 22 on the south side of Cochrane.

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