

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.

107 FIRST AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Cochrane, Alberta

Listing ID:
32639

MLS ID:
A2264435

\$1,999,000



 **KS MALHI**
 (403) 370-1222

 RE/MAX iRealty Innovations
 403-228-5557

 107 First Avenue W, Cochrane , Alberta T4C 1A5

Transaction Type For Sale	Days On Market 1	Zoning C-HD
Subdivision Downtown	Building Type Commercial Mix,Old Time,Street Level Storefront	Year Built 1970
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Retail
Legal Plan 2174H	Building Area (Sq. Ft.) 4427.00	Building Area (Sq. M.) 411.28
Lot Size (Sq. Ft.) 6759	Lot Size (Acres) 0.16	Inclusions N/A
Restrictions Historic Site	Reports Title	

Discover the potential with this commercial property nestled in the vibrant and growing town of Cochrane. Offering a generous 4,427 square feet, this historic site currently hosts a happy trifecta of long-standing tenants: a bustling beauty salon, a charming shoe store, and a well-stocked large bookstore. All tenants have a solid track record of over a decade and have expressed eagerness to renew their leases. With an appealing 6.2% cap rate, this property not only provides immediate, stable cash flow but also offers exciting prospects for future development. The zoning allows for a variety of uses, making it adaptable to changing business landscapes or increasing community needs. Strategically positioned, the property puts you within short walking distances to key community spots. It's a hop away from the Cochrane High School and a skip to the M&M Food Market. Also, the picturesque views at Cochrane Park are just a stone's throw away, ensuring you're never far from a relaxing natural retreat. This downtown gem is perfect for investors looking to capitalize on Cochrane's growth while securing a property steeped in community history. Whether you're looking to maintain its current uses or explore new opportunities, this commercial space offers a foundation ripe with potential.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.