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Regional Contact

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125 RIVER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

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Location Cochrane, Alberta Listing ID: 32793

MLS ID: A2269512

\$2,136



- [△] JAG THIND
- **2** (403) 404-0011
- Royal LePage Benchmark
- **403-253-1901**
- 125 River Avenue, Cochrane, Alberta T4C 2C2

Transaction Type

For Lease

Days On Market

Lease Amount

2136.00

Lease Frequency

Monthly

Zoning

I-G

Subdivision Downtown

Building Type

Property Type

Commercial

Commercial Mix, Home-Based, Mixed Use,Office Building,Warehouse

Year Built 1950

Mixed Use

Structure Type

Property Sub Type

Office

Legal Plan

3761X

Building Area (Sq. Ft.)

1282.00

Building Area (Sq. M.)

119.10

Lot Size (Sq. Ft.)

12001

Lot Size (Acres)

0.28

Cooling None

Heating

Forced Air. Natural Gas

Inclusions

n/a

Restrictions

Reports None Known Floor Plans

LANDSCAPING COMPANY | ANIMAL SERVICES | CAR SALES | ARTIST STUDIIO | Perfect location for your business needs. The unique property is a 115 m2 lot, with a 1282 sq. ft. two-story office and 1120 sqft of storage(sea can build) work area. The front foyer, kitchen, washroom, and 2 small offices on the second floor make the Quonset the perfect workspace for additional projects: office, open area, and upper level. Basement is also available for extra storage, SOLAR PANEL IS IN PLACE, so minimum to no bill. There is ample parking at the rear of the property. I-G Zoning, please see the MLS documents for the detailed use area. 4+4 Designated parking spots and ample parking area to deal with.

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