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125 RIVER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Cochrane, Alberta

Listing ID:
32793


MLS ID:
A2269512

\$2,136



 **JAG THIND**
 (403) 404-0011

 Royal LePage Benchmark
 403-253-1901

 125 River Avenue , Cochrane , Alberta T4C 2C2

Transaction Type For Lease	Days On Market 65	Lease Amount 2136.00
Lease Frequency Monthly	Zoning I-G	Subdivision Downtown
Building Type Commercial Mix,Home-Based,Mixed Use,Office Building,Warehouse	Year Built 1950	Structure Type Mixed Use
Property Type Commercial	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 None Known	Reports Floor Plans

LANDSCAPING COMPANY | ANIMAL SERVICES | CAR SALES | ARTIST STUDIO | 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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