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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

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	65	2136.00
<b>Lease Frequency</b>	<b>Zoning</b>	<b>Subdivision</b>
Monthly	I-G	Downtown
<b>Building Type</b>	<b>Year Built</b>	<b>Structure Type</b>
Commercial Mix,Home-Based,Mixed Use,Office Building,Warehouse	1950	Mixed Use
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Office	3761X
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
1282.00	119.10	12001
<b>Lot Size (Acres)</b>	<b>Cooling</b>	<b>Heating</b>
0.28	None	Forced Air,Natural Gas
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
n/a	None Known	Floor Plans

LANDSCAPING COMPANY | ANIMAL SERVICES | CAR SALES | ARTIST STUDIIO | Perfect location for your business needs. The unique property is a 115 m<sup>2</sup> 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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