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217 SECOND AVE & 216 THIRD AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Cochrane, Alberta



Listing ID:
32854


MLS ID:
A2270580

\$875,000



 **KEN MORRIS**
 (403) 253-1901

 Royal LePage Benchmark
 403-253-1901

 217 Second Ave & 216 Third Avenue W, Cochrane , Alberta T4C 2E7

Transaction Type For Sale	Title Fee Simple	Days On Market 62
Zoning C-HD	Subdivision Downtown	Year Built 1937
Structure Type Other	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 2033R	Building Area (Sq. Ft.) 0.00	Building Area (Sq. M.) 0.00
Lot Size (Sq. Ft.) 11050	Lot Size (Acres) 0.25	Access to Property Back Alley Access
Inclusions None	Restrictions See Remarks	Reports Aerial Photos

Investors and Developers have a look at this centrally located property next to the 1A Hwy in Cochrane. Ideally situated these two lots have fantastic highway exposure and are available as a packaged deal! With over 11,050 sq.ft. of land zoned Historic Downtown District. Zoning allows Maximum 6 story building subject to Town of Cochrane approval. With access available off of 2nd Street West via easement across 209 Second Ave W, this land is prime property for your next project. Property on the north side is also available to purchase giving you a larger land base. Check MLS #A2270604

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