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## 217 SECOND AVE & 216 THIRD AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:MLS ID:Cochrane, Alberta32854A2270580

\$875,000



A KEN MORRIS

**(403) 253-1901** 

■ Royal LePage Benchmark

**403-253-1901** 

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

**Transaction Type** 

For Sale

Title

Fee Simple

Zoning C-HD

Year Built

Subdivision Downtown

1937

Structure Type

Other

**Property Type** 

Commercial

**Property Sub Type** 

Mixed Use

Legal Plan

2033R

Building Area (Sq. Ft.)

Lot Size (Sq. Ft.)

0.00

0.00

11050

Lot Size (Acres)

Restrictions

See Remarks

0.25

**Access to Property Back Alley Access** 

Building Area (Sq. M.)

Inclusions None

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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