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221 SECOND AVE WEST FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Cochrane, Alberta



Listing ID:
32855


MLS ID:
A2270604

\$515,000



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

 Royal LePage Benchmark
 403-253-1901

 221 Second Ave West , Cochrane , Alberta T4C 0A4

Transaction Type For Sale	Title Fee Simple	Days On Market 60
Zoning C-HD	Subdivision Downtown	Building Type Free-Standing
Year Built 2001	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Legal Plan 2033R	Building Area (Sq. Ft.) 608.00
Building Area (Sq. M.) 56.48	Lot Size (Sq. Ft.) 4613	Lot Size (Acres) 0.11
Heating Forced Air,Natural Gas	Inclusions none	Restrictions See Remarks
Reports Aerial Photos		

Here is an opportunity to purchase commercial land and building with approximately 40,000 vehicles driving past your business every day giving you incredible exposure off Hwy 1a in Downtown Cochrane. This would make a good retail location, or run your office out of here. Room to park 5 cars onsite. Or purchase this property and the land directly on the south side (MLS#A2270580) and build a 6 storey building as per Town of Cochrane Guidelines. There is also an easement for access across the parking lot to the south bringing you out onto Second Street West. In addition to direct highway exposure the property is two blocks directly north of the pedestrian crossing to the Cochrane train Station, which will be a main access point for the proposed Banff, Calgary passenger Train, making this a great location for Boutique Hotel

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