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221 SECOND AVE WEST FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCochrane, Alberta

Listing ID: 32855

MLS ID: A2270604

\$515,000



- **△** KEN MORRIS
- **(403)** 253-1901
- Royal LePage Benchmark
- **403-253-1901**

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221 Second Ave West , Cochrane , Alberta T4C 0A4

Transaction TypeTitleZoningFor SaleFee SimpleC-HD

SubdivisionBuilding TypeYear BuiltDowntownFree-Standing2001

Structure Type Property Type Property Sub Type

Mixed Use Commercial Retail

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

2033R 608.00 56.48

Lot Size (Sq. Ft.) Lot Size (Acres) Heating

4613 0.11 Forced Air, Natural Gas

InclusionsRestrictionsReportsnoneSee RemarksAerial Photos

Here is an opportunity to purchase commercial land and building with approximately 20,000 people 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.

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