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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

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