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312 1 STREET W FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Cochrane, Alberta

Listing ID:
33032

MLS ID:
A2272773

\$2,117



 **CHRIS SKOWRON**
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 403-247-5171

 312 1 Street W, Cochrane , Alberta T4C 1A9

Transaction Type	Days On Market	Lease Amount
For Lease	66	2117.00
Lease Frequency	Lease Term	Subdivision
Monthly	Negotiable	Downtown
Year Built	Structure Type	Property Type
1907	Retail	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Retail	1538.00	142.88
Inclusions	Restrictions	Reports
ALL NEGOTIATED ON LEASE TERM	Call Lister	Call Lister

Exceptional Business Location Available Seize the chance to establish your retail, office, studio, or service business in the heart of historic downtown Cochrane, Alberta. With a population exceeding 38,000 residents, Cochrane is recognized as one of the fastest-growing municipalities in Canada. This vibrant community offers an ideal environment for both new and established businesses to thrive. Property Highlights The available leasehold space is situated on the upper floor above the popular Heavenly Outhouse Gift Shop, a location previously occupied by a dress shop. Spanning 1,588 square feet, this site presents prospective tenants with significant advantages, including high foot traffic near the entrance and prominent signage visible to passing vehicles. Local Appeal and Amenities Historic downtown Cochrane is a sought-after destination for both residents and visitors, drawn to its eclectic local shops and well-known attractions such as McKay's ice cream. The downtown area is renowned for hosting a variety of events and festivals, which continually attract crowds and encourage shopping, further supporting local businesses. Take the Next Step Begin the next chapter of your business in this outstanding location. To arrange a viewing appointment, reach out to your commercial Realtor® or contact the listing agent today Operating cost \$7.55 per sq ft . Lease terms can be negotiated and landlord is willing to offer incentives .

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