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312 1 STREET W FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCochrane, Alberta

Listing ID: 33032

MLS ID: A2272773

\$16



- △ CHRIS SKOWRON
- **2** (403) 247-5171
- RE/MAX Real Estate (Mountain View)
- **403-247-5171**
- 312 1 Street W, Cochrane , Alberta T4C 1A9

Transaction Type

For Lease

Days On Market

16.00

Lease Frequency

Monthly

Lease Term

Negotiable

Subdivision

Lease Amount

Structure Type

Building Area (Sq. Ft.)

Downtown

Year Built 1907

Retail

Property Type Commercial

Property Sub Type

Building Area (Sq. M.)

Retail

1588.00

147.53

Inclusions

ALL NEGOTIATED ON LEASE TERM

Restrictions Call Lister

Reports 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 fastestgrowing 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 insentives.

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