

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2, 505 RAILWAY STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Cochrane, Alberta



Listing ID:
33273


MLS ID:
A2275343

\$320,000



 **RUSS AUSTIN**
 (403) 835-4100

 CIR Realty
 403-932-8888

 2, 505 Railway Street W, Cochrane , Alberta T4C 2E2

Transaction Type

For Sale

Title

Fee Simple

Days On Market

1

Zoning

C1

Subdivision

Downtown

Building Type

Commercial Mix, Condo Complex, Mixed Use

Year Built

2006

Structure Type

Multi Unit

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

Plan 1310082

Building Area (Sq. Ft.)

720.00

Building Area (Sq. M.)

66.89

Inclusions

None

Restrictions

Condo/Strata Approval

Reports

Floor Plans, Legal Description, Restricted Covenants, Soil Report

Prime Downtown Cochrane Commercial Condo Bay– For Sale Individually or Together with Unit 3. An exceptional opportunity for business owners and investors! These 2 modern commercial condo bays in the heart of Downtown Cochrane are available for purchase individually or as a package (see supplements for details). Prime Location – Situated on Railway Street, directly across from Cochrane Station, this high-visibility, walkable location is in a rapidly growing area, ensuring steady foot traffic and business exposure. Property Highlights: Two bays available – Ranging from 720 sq. ft., to 897 sq ft . Perfect for owner-occupied businesses or investment rentals. Modern, well-maintained spaces – Minimal work needed to get up and running. High-demand commercial area – A fantastic long-term investment opportunity. Ample on-site parking & excellent accessibility. Whether you're looking to establish your own business or expand your investment portfolio, these versatile spaces offer incredible potential in one of Cochrane's most sought-after commercial districts.

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