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## 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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 129
<b>Zoning</b> C1	<b>Subdivision</b> Downtown	<b>Building Type</b> Commercial Mix, Condo Complex, Mixed Use
<b>Year Built</b> 2006	<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> Plan 1310082	<b>Building Area (Sq. Ft.)</b> 720.00
<b>Building Area (Sq. M.)</b> 66.89	<b>Inclusions</b> None	<b>Restrictions</b> Condo/Strata Approval
<b>Reports</b> 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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