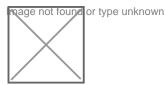


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3, 505 RAILWAY STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCochrane, Alberta

Listing ID:

33274

MLS ID: A2275345

₅ \$325,000



△ RUSS AUSTIN

(403) 835-4100

□ CIR Realty

403-932-8888

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3, 505 Railway Street W, Cochrane , Alberta $\,$ T4C 2E2 $\,$

Transaction Type

For Sale

Title

Days On Market

Zoning

C-G

Subdivision Downtown

Fee Simple

2006

Structure Type

Mixed Use

Property Type Commercial

Building Area (Sq. Ft.)

Property Sub Type

Mixed Use

Year Built

Legal Plan 1312967

Building Area (Sq. M.)

86.99

Construction Type

Concrete, Wood Frame

Inclusions

936.37

Restrictions None Condo/Strata Approval

Reports

Floor Plans, Restricted Covenants, Soil

Report

Prime Downtown Cochrane Commercial Condo Bay - For Sale Individually or Together! An exceptional opportunity for business owners and investors! These two modern commercial condo bays in the heart of Downtown Cochrane are available for purchase individually or as a package 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 930 sq ft. Perfect for owner-occupied businesses or investment rentals. Modern, wellmaintained 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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