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3, 505 RAILWAY STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Cochrane, Alberta



Listing ID:
33274


MLS ID:
A2275345

\$325,000



 **RUSS AUSTIN**
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 CIR Realty
 403-932-8888

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

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning C-G	Subdivision Downtown	Year Built 2006
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 1312967	Building Area (Sq. Ft.) 936.37	Building Area (Sq. M.) 86.99
Construction Type Concrete,Wood Frame	Inclusions None	Restrictions 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, 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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