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## 313 ROSS AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Cochrane, Alberta

**Listing ID:**  
33411

**MLS ID:**  
A2276140

**\$595,000**



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 313 Ross Avenue , Cochrane , Alberta T4C 1C9

**Transaction Type**

For Sale

**Days On Market**

118

**Zoning**

C-T

**Subdivision**

East End

**Building Type**

Mixed Use

**Year Built**

1945

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

6797HK

**Building Area (Sq. Ft.)**

852.92

**Building Area (Sq. M.)**

79.24

**Lot Size (Sq. Ft.)**

4987

**Lot Size (Acres)**

0.11

**Construction Type**

Stucco

**Roof**

Asphalt Shingle

**Cooling**

Central Air

**Heating**

Forced Air

**Inclusions**

Refrigerator, Electric Range Stove, Range Hood Fan, Dishwasher, Washer, Dryer, Window Coverings, Toaster Oven, AC Unit, Shed Box In The Backyard, BBQ

**Restrictions**

Call Lister, None Known

**Reports**

Floor Plans, Other Documents, Title

Located in Cochrane, this commercial bungalow in a residential style setting offers a flexible workspace suitable for a variety of business uses. Currently occupied by a professional services office, the property is laid out to accommodate both open work areas and private rooms. Added feature for this property included for a live/work setup. Zoned C-T (Commercial Transition) approved uses include professional and business offices, financial and health services, childcare and day home operations, artist studios, personal services, select retail uses, and home occupations (Class 1 & 2). The main level includes a functional kitchen and dining area with stainless steel appliances, a spacious office near the entry, two additional office or meeting rooms, and a 4-piece bathroom. The fully finished lower level provides a large open workspace, two enclosed rooms, a 3-piece bathroom, and a dedicated laundry area with sink and storage. A fenced backyard with patio and mature landscaping offers outdoor space for staff, while the front porch and maintained yard create a professional first impression. The property offers central air conditioning for year-round comfort and a single detached garage for added convenience. This unique mixed-use property combines residential comfort with the functionality of a commercial space.

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