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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

\$615,000



 **VIJAY THANKEY**
 (403) 554-4268

 **RE/MAX Realty Professionals**
 403-259-4141

 **313 Ross Avenue , Cochrane , Alberta T4C 1C9**

Transaction Type	Days On Market	Zoning
For Sale	23	C-T
Subdivision	Building Type	Year Built
East End	Mixed Use	1945
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
6797HK	852.92	79.24
Lot Size (Sq. Ft.)	Lot Size (Acres)	Construction Type
4987	0.11	Stucco
Roof	Cooling	Heating
Asphalt Shingle	Central Air	Forced Air
Inclusions		
Refrigerator, Electric Range Stove, Range Hood Fan, Dishwasher, Washer, Dryer, Window Coverings, Toaster	Restrictions	Reports
Oven, AC Unit, Shed Box In The Backyard, BBQ	Call Lister, None Known	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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