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107 FIRST AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Cochrane, Alberta

Listing ID:
33565

MLS ID:
A2279070

\$1,999,900



 **KS MALHI**
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 107 First Avenue W, Cochrane , Alberta T4C 1A5

Transaction Type	Days On Market	Zoning
For Sale	1	C-HD
Subdivision	Building Type	Year Built
Downtown	Commercial Mix, Old Time, Street Level Storefront	1970
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
2174H	4427.00	411.28
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
6759	0.16	N/A
Restrictions	Reports	
Historic Site	Call Lister	

Discover the potential with this commercial property nestled in the vibrant and growing town of Cochrane. Offering a generous 4,427 square feet, this historic site currently hosts a happy trifecta of long-standing tenants: a bustling beauty salon, a charming shoe store, and a well-stocked large bookstore. All tenants have a solid track record of over a decade and have expressed eagerness to renew their leases. With an appealing 6.2% cap rate, this property not only provides immediate, stable cash flow but also offers exciting prospects for future development. The zoning allows for a variety of uses, making it adaptable to changing business landscapes or increasing community needs. Strategically positioned, the property puts you within short walking distances to key community spots. It's a hop away from the Cochrane High School and a skip to the M&M Food Market. Also, the picturesque views at Cochrane Park are just a stone's throw away, ensuring you're never far from a relaxing natural retreat. This downtown gem is perfect for investors looking to capitalize on Cochrane's growth while securing a property steeped in community history. Whether you're looking to maintain its current uses or explore new opportunities, this commercial space offers a foundation ripe with potential.

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