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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

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