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305 FIRST STREET E FOR LEASE



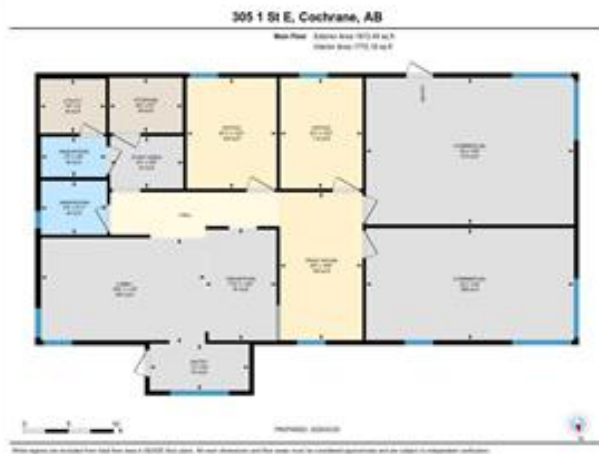
Commercial Real Estate > Commercial Property for Lease



Location
Cochrane, Alberta



Listing ID:
33708


MLS ID:
A2281200

\$23



 **RUSS AUSTIN**
 (403) 835-4100

 CIR Realty
 403-932-8888

 305 First Street E, Cochrane , Alberta T4C1Z3

Transaction Type For Lease	Days On Market 45	Lease Amount 23.00
Lease Frequency Annually	Subdivision Downtown	Building Type Free-Standing,Office Building
Year Built 2000	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Office	Building Area (Sq. Ft.) 1872.00	Building Area (Sq. M.) 173.91
Roof Asphalt Shingle	Heating Central,Forced Air	Inclusions None
Restrictions Call Lister	Reports Floor Plans	

Rare opportunity to lease a 1,872 sq. ft. stand-alone building in a high-visibility downtown Cochrane location, directly on one of the town's four rail crossings. Excellent exposure with strong vehicle and pedestrian traffic, great signage opportunities, and ample parking. Currently operating as an educational facility; well suited for medical, wellness, or other professional uses. Flexible layout and very reasonable lease rates. Possession available immediately. Prime location, exposure, and accessibility in the heart of downtown Cochrane.

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