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## 5, 307 1 STREET E FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Cochrane, Alberta

**Listing ID:**  
33709

**MLS ID:**  
A2281221

**\$1,100**



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

 CIR Realty  
 403-932-8888

 5, 307 1 Street E, Cochrane , Alberta T4C1Z3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 66	<b>Lease Amount</b> 1100.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Downtown	<b>Year Built</b> 2000
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 299.00	<b>Building Area (Sq. M.)</b> 27.78	<b>Construction Type</b> Wood Frame
<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air
<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> none	<b>Restrictions</b> Landlord Approval
<b>Reports</b> None		

Well-appointed 299 sq. ft. main floor office space featuring a private washroom, kitchenette, and a well-sized private office. This bright and comfortable unit offers excellent natural light and airflow, creating an inviting work environment. The property includes ample shared parking and is conveniently located just minutes from Downtown. The space is fully heated and air-conditioned for year-round comfort. Tenant to pay a proportionate share of main floor utilities. If you've outgrown your home office, this is the perfect first step for your business to establish a professional location and image.

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