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115B 4 AVENUE W FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Cochrane, Alberta

Listing ID:
34259

MLS ID:
A2290765

\$3,600



 **RUSS AUSTIN**
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 CIR Realty
 403-932-8888

 115b 4 Avenue W, Cochrane , Alberta T4C1A4

Transaction Type For Lease	Days On Market 61	Lease Amount 3600.00
Lease Frequency Monthly	Subdivision Downtown	Year Built 1984
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1350.00	Building Area (Sq. M.) 125.42	Roof Tar/Gravel
Foundation Poured Concrete	Heating Natural Gas	Inclusions none
Restrictions Landlord Approval,None Known	Reports None	

Ideally situated on 4 Avenue just north of First Street, this Trendy commercial space offers exceptional exposure to one of the area's business corridors. The property benefits from on-site parking and bright east-facing windows that fill the space with natural light. Comprising 1,350 sq ft, the space is thoughtfully designed with four private offices and a spacious open work area, providing an efficient and attractive layout for both staff and clients. Its versatile configuration makes it well suited for professional office users, boutique retail, or personal service businesses such as massage therapy, esthetics, or a high-end beauty salon. With its prime location, excellent visibility, and refined interior, this property presents an outstanding opportunity for businesses seeking a strong and professional presence.

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