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## 301, 5 RIVER HEIGHTS DRIVE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Cochrane, Alberta



**Listing ID:**  
34307


**MLS ID:**  
A2291502

**\$479,000**



 **BRAD KROEKER**  
 (403) 910-8021

 Century 21 Masters  
 403-910-8021

 301, 5 River Heights Drive , Cochrane , Alberta T4C 0N8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 44	<b>Zoning</b> I-B, Industrial Business
<b>Subdivision</b> River Heights	<b>Building Type</b> Condo Complex	<b>Year Built</b> 2026
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 2310100	<b>Building Area (Sq. Ft.)</b> 1750.00	<b>Building Area (Sq. M.)</b> 162.58
<b>Lot Size (Sq. Ft.)</b> 1742	<b>Lot Size (Acres)</b> 0.04	<b>Footprint (Sq. Ft.)</b> 1250
<b>Construction Type</b> Metal Frame,Metal Siding	<b>Roof</b> Metal	<b>Foundation</b> Piling(s),Poured Concrete,Slab
<b>Cooling</b> None	<b>Heating</b> Overhead Heater(s),Natural Gas,Space Heater	<b>Commercial Amenities</b> Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Mezzanine,Paved Yard,See Remarks,Yard Drainage,Yard Lights
<b>Access to Property</b> Accessible to Major Traffic Route,Front and Rear Drive access	<b>Inclusions</b> None	<b>Restrictions</b> See Remarks

#### Reports

Annual Property Operating Data,Audited Financial Statements,Condo/Strata Bylaws,Financial Statements,Information Package,Title

PHASE 3 NOW PRE-SELLING!! Welcome to Cochrane's Premier Lifestyle Storage Solution! Secure and safe storage for cars, boats, sleds and more with the opportunity to finish the interior to your own preferences. Bays come standard with a 500 square foot mezzanine roughed in for a 3 piece bathroom an 12'4" underside clearance. Finished 2 piece bathroom on the main level. Excellent access is provided through a man door and 14 foot overhead door. Extra height ceilings at 24' and well lit by 4 windows per bay. Each bay features a total 1,750 square feet of space which includes a 25' x 50' main floor and a 25' by 20' foot mezzanine. Access is easy, just off of Highway 22 on the south side of Cochrane.

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