

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

125 RIVER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Cochrane, Alberta



Listing ID:
35329

MLS ID:
A2312537

\$2,815.50



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

 CIR Realty
 403-932-8888

 125 River Avenue , Cochrane , Alberta T4C 2C2

Transaction Type For Lease	Title Fee Simple	Days On Market 1
Lease Amount 2815.50	Lease Frequency Monthly	Zoning I-G
Subdivision Industrial	Building Type Free-Standing	Year Built 1950
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 3761X	Building Area (Sq. Ft.) 1282.00	Building Area (Sq. M.) 119.10
Construction Type Wood Frame	Roof Asphalt Shingle	Foundation Poured Concrete
Inclusions None	Restrictions None Known	Reports Deed,None

For Lease – Office Space Ideal for Trades & Contractors Set your business up for efficiency and visibility with this 1,282 sq. ft. office space located in the heart of the industrial area on River Avenue. With excellent exposure and easy access, this property is perfectly suited for trades, contractors, and service-based operations. The space offers a functional layout with room for offices, dispatch, estimating, and administrative support—keeping your operations organized and running smoothly. Bright natural light and a practical design make it a comfortable and productive workspace for your team. At the rear, there is ample parking and space for staff vehicles, work trucks, or light equipment—an important feature for any trade-based business. The building is also equipped with solar panels, helping to keep electricity costs low and operating expenses under control. For businesses needing additional storage or workspace, there is an option to lease the adjoining warehouse, providing the flexibility to scale your operations in one convenient location. Affordable, efficient, and built with trades in mind—this is a great opportunity to establish or grow your business in a high-exposure industrial setting.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.