

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.

## 125B RIVER AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Cochrane, Alberta



**Listing ID:**  
35333


**MLS ID:**  
A2312626

**\$2,301**



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

 CIR Realty  
 403-932-8888

 125b River Avenue , Cochrane , Alberta T4C 2C2

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Lease Amount</b> 2301.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> I-G
<b>Subdivision</b> Industrial	<b>Building Type</b> See Remarks	<b>Year Built</b> 1950
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse
<b>Legal Plan</b> 3761X	<b>Building Area (Sq. Ft.)</b> 0.00	<b>Building Area (Sq. M.)</b> 0.00
<b>Construction Type</b> Wood Frame	<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete
<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> None	<b>Restrictions</b> None Known
<b>Reports</b>		
Title		

For Lease – Storage Yard with Tent Structure & Office Hard-to-find industrial yard/storage space available on River Avenue with excellent exposure and easy access. This versatile storage lot is ideal for contractors, equipment storage, or service-based businesses needing secure outdoor space. The property features three connected sea cans (C-Cans) integrated with a large tent structure, providing covered storage and protection from the elements—perfect for tools, materials, and equipment. An on-site office adds convenience for administration, dispatch or other. .There is ample off-street parking at the rear, with plenty of room for trucks, trailers, and daily operations. The yard also offers the option to be fully fenced, creating a secure and controlled storage environment. For businesses needing additional space, this yard can be leased in conjunction with the neighboring office space—offering a complete and efficient setup in one location. Functional, flexible, and well-located—this is an excellent opportunity for trades and industrial users looking to expand or streamline their operations.

**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.