

\$23 - 133 River Avenue, Cochrane

MLS® #A2186728

\$23

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Industrial., Cochrane, Alberta

Prime Commercial Office/Shop Space on River Ave – Cochrane DT Industrial Area Don't miss this exceptional opportunity to lease a move-in-ready commercial office/shop space in Cochrane's highly sought-after Downtown Industrial Area. Located on bustling River Avenue, this property offers over 2,400 sq ft of versatile space perfectly suited to accommodate your business needs. High-Visibility Location: Benefit from maximum exposure on one of Cochrane's busiest streets.

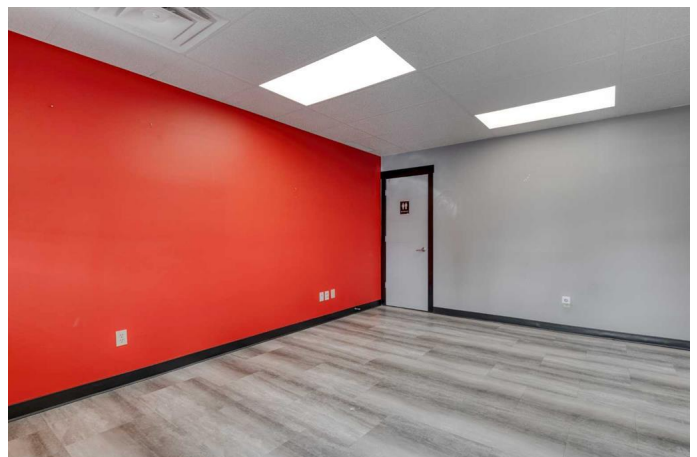
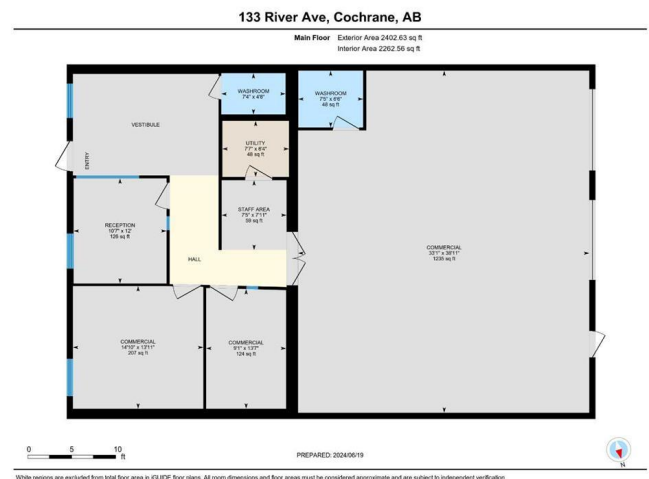
Rear Access with Two Bay Doors: Perfect for easy loading and unloading or shop operations.

Additional Rear Parking: Convenient parking for staff and clients. Great Condition: This property is well-maintained and ready for your business to thrive. This space is ideal for a variety of businesses seeking a professional, well-located office/shop setup. Its combination of accessibility, visibility, and functionality makes it the perfect choice to establish or expand your operations. This is a triple net lease.

Location Advantage

Situated in the heart of Cochrane's Downtown Industrial Area, the property is surrounded by a thriving business community, offering unparalleled access to clients and suppliers.

Take your business to the next level in a



location designed for success.

Built in 1993

Essential Information

| | |
|------------|------------|
| MLS® # | A2186728 |
| Price | \$23 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1993 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 133 River Avenue |
| Subdivision | Industrial. |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2C2 |

Interior

| | |
|---------|---|
| Heating | Overhead Heater(s), Forced Air, Natural Gas |
|---------|---|

Exterior

| | |
|--------------|----------------------|
| Roof | Asphalt/Gravel, Flat |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 9th, 2025 |
| Days on Market | 163 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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