

\$22 - 125 River Avenue, Cochrane

MLS® #A2196953

\$22

0 Bedroom, 0.00 Bathroom,
Commercial on 0.28 Acres

Downtown, Cochrane, Alberta

Perfect location for your business needs. The unique property is a 115 m2 lot, with a 1282 sq. ft. two-story office and 1120 sqft of storage(sea can build) work area. The front foyer, kitchen, washroom, and 2 small offices on the second floor make the Quonset the perfect workspace for additional projects: office, open area, and upper level. Basement is also available for extra storage, SOLAR PANEL IS IN PLACE, so minimum to no bill. There is ample parking at the rear of the property. I-G Zoning, please see the MLS documents for the detailed use area. 4+4 Designated parking spots and ample parking area to deal with.

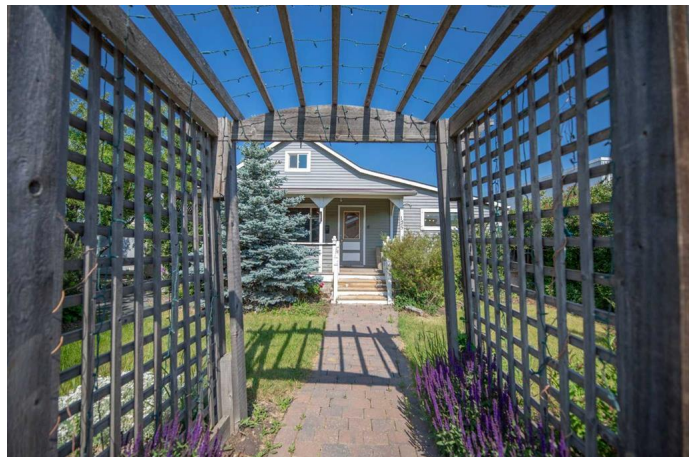
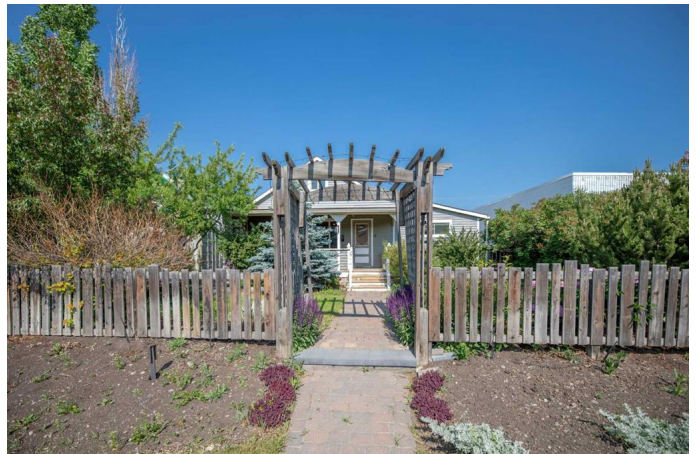
Built in 1950

Essential Information

| | |
|------------|------------|
| MLS® # | A2196953 |
| Price | \$22 |
| Bathrooms | 0.00 |
| Acres | 0.28 |
| Year Built | 1950 |
| Type | Commercial |
| Sub-Type | Office |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 125 River Avenue |
| Subdivision | Downtown |



| | |
|-------------|-------------------|
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2C2 |

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | None |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 25th, 2025 |
| Days on Market | 116 |
| Zoning | I-G |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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