

# \$549,000 - 602, 5 River Heights Drive, Cochrane

MLS® #A2214625

**\$549,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.04 Acres

River Heights, Cochrane, Alberta

Own instead of rent for your small business!!!  
Bays come standard with 1,250 square foot main floor and 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.

Built in 2024

## Essential Information

MLS® #	A2214625
Price	\$549,000
Bathrooms	0.00
Acres	0.04
Year Built	2024
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	602, 5 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County



Province	Alberta
Postal Code	T4C 0N8

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, Phone Available, Sewer Connected, Water Connected
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### Interior

Heating	Overhead Heater(s), Natural Gas
Cooling	None

### Exterior

Lot Description	City Lot, Level
Roof	Metal
Construction	Metal Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	76
Zoning	I-B

### Listing Details

Listing Office	Century 21 Masters
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