



GRASSROOTS
REALTY GROUP

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602, 5 River Heights Drive
Cochrane, Alberta

MLS # A2214625



\$549,000

Division:	River Heights
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Stables Signature Bays
Bus. Name:	-
Size:	1,750 sq.ft.
Zoning:	I-B

Heating:	Overhead Heater(s), Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Cable, Electricity Connected, Natural Gas Connected, Fib
Exterior:	Metal Frame	Parking:	-
Water:	-	Lot Size:	0.04 Acre
Sewer:	-	Lot Feat:	City Lot, Level
Inclusions:	NONE		

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.