



**GRASSROOTS**  
REALTY GROUP

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**602, 5 River Heights Drive  
Cochrane, Alberta**

**MLS # A2214625**



**\$549,000**

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

<b>Heating:</b>	Overhead Heater(s), Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected, Fibre Optic
<b>Exterior:</b>	Metal Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.04 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	City Lot, Level
<b>Inclusions:</b>	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.