



GRASSROOTS
REALTY GROUP

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312 1 Street W
Cochrane, Alberta

MLS # A2224068



\$18 per sq.ft.

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,588 sq.ft.

Zoning: C-HD

Heating: Mid Efficiency, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Don't miss this opportunity to set up your retail, office, studio, or service business in historic downtown Cochrane. Cochrane Alberta is a town of over 38,000 and is one of the fastest growing municipalities in Canada. The leasehold space is located upstairs from the busy Heavenly Outhouse Gift Shop, this 1588 square foot location offers prospective business tenants with lots of foot traffic by the entrance to the leasehold as well as sign exposure to the drive by traffic. Historic downtown Cochrane is a destination for many locals and visitors to town as they take in the local shops or get an ice cream at McKay's. Downtown also offers events and festivals which encourage people to visit and shop. The location currently is a secondhand dress shop (the owner is retiring) and will be available after July 31st for leasing (please do not visit the location or disturb the tenants or their employees without an appointment). Start the next chapter for your business, in this prime location, by calling your commercial Realtor or the listing agent to arrange a viewing appointment today.