



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

209, 5 river heights Drive  
Cochrane, Alberta

MLS # A2234860



**\$429,000**

Division:	The Willows
Type:	Warehouse
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:	Flat	Utilities:	Electricity Connected, Electricity Paid For, Natural Gas C
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	None		

Welcome to Cochrane's Premier Lifestyle Storage Solution! Secure and safe storage for cars, boats, sleds and more with the opportunity to finish the interior to your own preferences. Bays come standard with 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.