



**GRASSROOTS**  
REALTY GROUP

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**133 River Avenue  
Cochrane, Alberta**

**MLS # A2243300**



**\$21 per sq.ft.**

**Division:** Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,402 sq.ft.

**Zoning:** I-G

**Heating:** Overhead Heater(s), Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt/Gravel, Flat

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.14 Acre

**Lot Feat:** Back Lane, Level, Street Lighting

Prime Commercial Office/Shop Space on River Ave &ndash; Cochrane DT Industrial Area for lease a move-in-ready commercial office/shop space in Cochrane's Downtown Industrial Area. This property offers 2,400 sqft+/- good mix of office space/retail with warehouse, rear access with 2 bay doors, front and rear parking. This property has ease of accessibility, visibility, and functionality makes it the perfect choice to establish your business. This is a triple net lease; asking \$21psf escalating throughout the term of the lease plus \$4.52p.s.f operating costs (this to be verified).