



**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 – 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(tenants responsible for building costs, property taxes, building insurance, landscaping/snow removal) asking base rental rate of \$21psf.