



GRASSROOTS
REALTY GROUP

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**Upper Back, 508 1 Street W
Cochrane, Alberta**

MLS # A2256928



\$16 per sq.ft.

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: N/A

Size: 600 sq.ft.

Zoning: C-HD

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NONE

Discover the perfect location for your professional or health care business in the heart of Cochrane's historic district. This professional office space offers 600 sq. ft. of bright, functional space designed for efficiency and client comfort. Situated in a building with a strong professional tenancy, you'll be joining a community of reputable businesses on a street known for its busy traffic. Cochrane is on a trajectory of rapid expansion, with its population forecasted to exceed 40,000 residents by the end of 2025. This makes it an ideal time to secure a central location and grow your client base as the community continues to flourish. Ideal Office Space: This 600 sq. ft. unit is a perfect size for a small team, private practice, or consulting firm. The layout is easily adaptable to your specific business needs.

***Cost-Effective Lease:** The lease includes a low Common Area Maintenance (CAM) fee of just \$16 per square foot, which includes utilities, providing predictable operating costs. **Excellent Visibility:** Located on a highly walkable street, your business will benefit from easy client access and a strong presence in the downtown area. **Permitted Uses** The (C-HD) Historical Commercial District zoning is designed to support a wide range of business services. This space is particularly well-suited for: ***Business and Professional Office:** Perfect for accounting firms, law offices, or other administrative services. ***Health Care Office:** An excellent fit for a wellness practice/clinic. ***Financial Service:** Ideal for financial advisors, mortgage brokers, or insurance providers. ***Personal Service:** Suitable for a private practice in counseling, wellness, or therapy. Don't miss your chance to establish your business in a location that combines historic charm with a forward-thinking community!