



GRASSROOTS
REALTY GROUP

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Upper Front, 508 FIRST Street W
Cochrane, Alberta

MLS # A2257924



\$18 per sq.ft.

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: N/A

Size: 750 sq.ft.

Zoning: C-HD

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

An exceptional opportunity awaits in Cochrane's vibrant historic district. This 750 sq. ft. commercial space is perfectly positioned on a bustling street, benefiting from a high traffic area. The property is currently configured as a hair salon with five chairs, two washing stations, and storage. However, its versatile layout and (C-HD) Historical Commercial District zoning open the door to a wide array of business ventures. Cochrane is a community on the rise. With a forecasted population reaching over 40,000 residents by the end of 2025, the town is experiencing rapid growth, which directly translates into a growing customer base for local businesses. This location offers a chance to tap into a continually expanding market.

Key Features: Bright and Open Space: The unit features an open layout and is filled with natural light from skylights, creating an inviting and dynamic atmosphere. Cost-Effective Lease: The Common Area Maintenance (CAM) fee is only \$16 per square foot and includes utilities, simplifying your operating budget. Permitted Uses: The (C-HD) zoning is incredibly flexible, allowing for diverse business opportunities. Some of the permitted uses include: * Personal Service: Ideal for a spa, aesthetics clinic, or another salon. * Health Care Office: Suitable for a massage therapist, chiropractor, or other health and wellness professionals. * Artist Studio: A great fit for a gallery or studio space for creative professionals. Don't miss out on the chance to establish your business in a location that combines historic charm with a growing, dynamic market. Contact us today to schedule a viewing and explore the possibilities!