



**GRASSROOTS**  
REALTY GROUP

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**220, 118 First Avenue W  
Cochrane, Alberta**

**MLS # A2266241**



**\$12 per sq.ft.**

**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 36,709 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Bay for lease. 4,260 sq. ft. Bay 220 is on the upper level. Two stairways with an elevator on the east side. 24 hour access. Lease rate is \$12.00 per sq. ft. Strong tenant base, mainly local business. This bay has 3 bathrooms. Ideal space for a gym. Great exposure to main access to Cochrane coming from Calgary via Highway 1A.