



**GRASSROOTS**  
REALTY GROUP

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**217 Second Ave & 216 Third Avenue W  
Cochrane, Alberta**

**MLS # A2270580**



**\$875,000**

**Division:** Downtown

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** C-HD

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.25 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Investors and Developers have a look at this centrally located property next to the 1A Hwy in Cochrane. Ideally situated these two lots have fantastic highway exposure and are available as a packaged deal! With over 11,050 sq.ft. of land zoned Historic Downtown District. Zoning allows Maximum 6 story building subject to Town of Cochrane approval. With access available off of 2nd Street West via easement across 209 Second Ave W, this land is prime property for your next project. Property on the north side is also available to purchase giving you a larger land base. Check MLS #A2270604