



**GRASSROOTS**  
REALTY GROUP

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**221 Second Ave West  
Cochrane, Alberta**

**MLS # A2270604**



**\$515,000**

**Division:** Downtown

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 608 sq.ft.

**Zoning:** C-HD

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** none

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.11 Acre

**Lot Feat:** -

Here is an opportunity to purchase commercial land and building with approximately 40,000 vehicles driving past your business every day giving you incredible exposure off Hwy 1a in Downtown Cochrane. This would make a good retail location, or run your office out of here. Room to park 5 cars onsite. Or purchase this property and the land directly on the south side (MLS#A2270580) and build a 6 storey building as per Town of Cochrane Guidelines. There is also an easement for access across the parking lot to the south bringing you out onto Second Street West. In addition to direct highway exposure the property is two blocks directly north of the pedestrian crossing to the Cochrane train Station, which will be a main access point for the proposed Banff, Calgary passenger Train, making this a great location for Boutique Hotel