



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3, 505 Railway Street W
Cochrane, Alberta**

MLS # A2275345



\$325,000

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 936 sq.ft.

Zoning: C-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Concrete, Wood Frame

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Prime Downtown Cochrane Commercial Condo Bay ‐ For Sale Individually or Together! An exceptional opportunity for business owners and investors! These two modern commercial condo bays in the heart of Downtown Cochrane are available for purchase individually or as a package Prime Location ‐ Situated on Railway Street, directly across from Cochrane Station, this high-visibility, walkable location is in a rapidly growing area, ensuring steady foot traffic and business exposure. Property Highlights: Two bays available ‐ Ranging from 720 sq. ft., to 930 sq ft. Perfect for owner-occupied businesses or investment rentals. Modern, well-maintained spaces ‐ Minimal work needed to get up and running. High-demand commercial area ‐ A fantastic long-term investment opportunity. Ample on-site parking & excellent accessibility. Whether you're looking to establish your own business or expand your investment portfolio, these versatile spaces offer incredible potential in one of Cochrane's most sought-after commercial districts.