



**GRASSROOTS**  
REALTY GROUP

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**328 Third Street W  
Cochrane, Alberta**

**MLS # A2280545**



**\$379,000**

**Division:** Downtown

**Lot Size:** 0.15 Acre

**Lot Feat:** Back Yard, Few Trees, Gentle Sloping

**By Town:** -

**LLD:** -

**Zoning:** R-LD

**Water:** -

**Sewer:** -

**Utilities:** -

Attention Investors or builders. Owner wishes to sell as a package with adjoining property (332 Third Street West) MLS A2280560 with another 50 x 130 ft lot. There is a garage situated on this property 328 First Street, Cochrane AB. Also This 50 x 130 ft lot has no neighbors behind. Currently zoned R-LD for Residential Low Density. These lots are located next to properties with C-HD zoning. Buyers may want to check with the Town of Cochrane and ask if the town would allow this property to be rezoned to C-HD (C-HD allows for Artist Studio/ Professional office/Child Care/Day Home/Dwelling Multi unit/ Fitness studio/ Health care office/Hotel/Retail/Financial service)Call to book a showing today. or Just build your dream home here. Excellent exposure to Hwy 1A and a block from Downtown Cochrane. Call to book a showing today!