



GRASSROOTS
REALTY GROUP

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**365 Railway Street W
Cochrane, Alberta**

MLS # A2096461



\$1,350,000

Division: Downtown

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,536 sq.ft.

Zoning: I-CG

Heating: Boiler, In Floor, Natural Gas, See Remarks

Floors: -

Roof: Metal

Exterior: Metal Siding , Wood Siding

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.34 Acre

Lot Feat: -

Right in the heart of Cochrane! Super versatile building. Large warehouse/shop with a 2000 sq ft main floor and 536 sq ft Boardroom/Office Mezzanine above. Both areas have In-Floor Heat. Additionally for your comfort and health there is a fresh air HVAC system and separate fan for Warehouse /Shop Area. Nice front entrance with a solid custom door and hand made metal staircase to the upper level. Beautiful bathroom with large shower will wow you! The lot size is 14775 sq ft and has a custom metal gate to large secure parking area at rear. This lot is fully fenced with a terrific central location and a multitude of possibilities for future use and development.