



**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:** DC-02

**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:** -

**BACK ON THE MARKET!** 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.