



**GRASSROOTS**  
REALTY GROUP

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**213 Mountain Street  
Cochrane, Alberta**

**MLS # A2191234**



**\$8,000,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	20,710 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Bldg Name:</b>	The Milroy
<b>Floors:</b>	-	<b>Water:</b>	Public
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	Public Sewer
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas Connect
<b>Features:</b>	-		

**Inclusions:** Appliances, details to be provided. Other goods required for operation of the building.

We are pleased to offer for sale an opportunity to acquire a 100% freehold interest in The Milroy, a 26 unit apartment building in Cochrane, Alberta. The Milroy is comprised of 24 two bedroom units and two three bedroom units situated on a 23,065 square foot site offering 35 surface parking stalls. The Milroy is well located in Downtown Cochrane within walking distance of historic downtown which offers excellent dining and entertainment options as well as shopping. In addition, the COLT regional transit station is approximately 600 meters away, offering public transit to Calgary and within Cochrane. Prospective purchasers are invited to submit offers that will be reviewed as they are submitted.