



**GRASSROOTS**  
REALTY GROUP

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**118 1 Avenue W  
Cochrane, Alberta**

**MLS # A2196721**



**\$19 per sq.ft.**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Commercial ,Fitness, Gift Shop ,Jewelry, Laundromat, Liquor Store ,Other
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	SHERIDAN MALL
<b>Bus. Name:</b>	-
<b>Size:</b>	36,709 sq.ft.
<b>Zoning:</b>	Commercial Historical

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt	<b>Utilities:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Mixed, Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	1.00 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	City Lot, Landscaped, Paved, See Remarks
<b>Inclusions:</b>	-		

SHERIDAN MALL BAYS FOR LEASE, Sizes 500 to 1,500 sq. ft. Ground floor and upper floor. Elevator on east side. Stairs on south. 24 hours access. Hallway connects east and west side. Lease base rate \$8.50 upper floor and \$14.00 main floor. Strong tenant base mainly local business. Some bays have bathrooms in the bays. Great exposure to main access coming into Cochrane from Calgary via Highway 1A. Bays 15, 220 and Bay 2 are not available for lease at this time.