



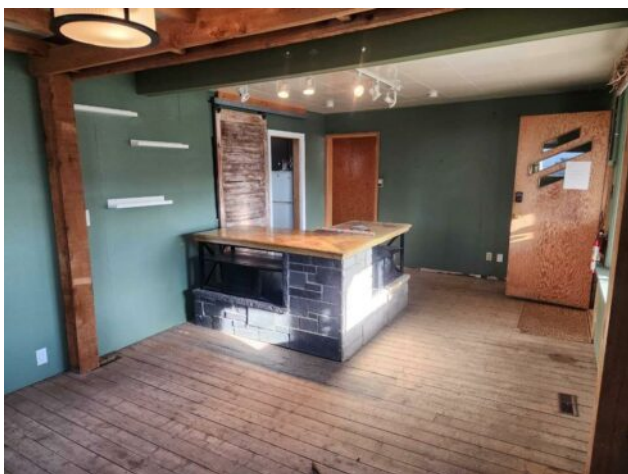
**GRASSROOTS**  
REALTY GROUP

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**125 River Avenue  
Cochrane, Alberta**

**MLS # A2196953**



**\$22 per sq.ft.**

**Division:** Downtown

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,073 sq.ft.

**Zoning:** I-G

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.28 Acre

**Lot Feat:** -

Perfect location for your business needs. The unique property is a 115 m2 lot, with a 1282 sq. ft. two-story office and 1120 sqft of storage(sea can build) work area. The front foyer, kitchen, washroom, and 2 small offices on the second floor make the Quonset the perfect workspace for additional projects: office, open area, and upper level. Basement is also available for extra storage, SOLAR PANEL IS IN PLACE, so minimum to no bill. There is ample parking at the rear of the property. I-G Zoning, please see the MLS documents for the detailed use area. 4+4 Designated parking spots and ample parking area to deal with.