



GRASSROOTS
REALTY GROUP

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3, 185 First Street E
Cochrane, Alberta

MLS # A2203253



\$22 per sq.ft.

Division: Downtown

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,639 sq.ft.

Zoning: C-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Shake, Tar/Gravel

Utilities: -

Exterior: Cedar

Parking: -

Water: -

Lot Size: 1.00 Acre

Sewer: -

Lot Feat: -

Inclusions: none

Prime Restaurant or Retail Space for Lease & 4,639 sq. ft. Looking for the perfect location to launch or expand your business? This 4,639 sq. ft. space is ideal for a restaurant or retail operation, featuring a large seating area, a beautiful patio, and a make-up air unit already in place. Key Features: ? Spacious Layout & 4,639 sq. ft. with ample room for dining or retail displays ? Beautiful Patio & Expand your seating and create an inviting outdoor experience ? Two Large Garage Doors & Seamlessly blend indoor and outdoor spaces for a vibrant summer atmosphere ? High-Traffic Location & Situated next to the town post office for maximum exposure ? Ample Parking & Plenty of spaces for customers and staff ? Competitive Lease Rates & Only \$22 per sq. ft. This is the prime space you've been looking for! Check out the aerial photo for a better view of this fantastic location.