



GRASSROOTS
REALTY GROUP

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**305 First Street E
Cochrane, Alberta**

MLS # A2210355



\$23 per sq.ft.

Division: Downtown

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,873 sq.ft.

Zoning: -

Heating: Natural Gas

Floors: -

Roof: -

Exterior: Wood Frame

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

For Lease & Prime Stand-Alone Building in Downtown Cochrane Don't miss this unique opportunity to lease a stand-alone building in one of Cochrane's busiest and most visible locations & right on one of the town's four rail crossings. Offering 1,872 sq ft of versatile space, this well-located property features excellent parking, high foot and vehicle traffic, and fantastic visibility for signage and branding. Currently operating as an educational facility, the layout lends itself perfectly to a variety of professional uses & ideal for a medical office, wellness clinic, or other professional services. Flexible, very reasonable lease rates available for possession between July and October. Location, exposure, and accessibility & this spot has it all. picture your practice or business in the heart of downtown Cochrane.