



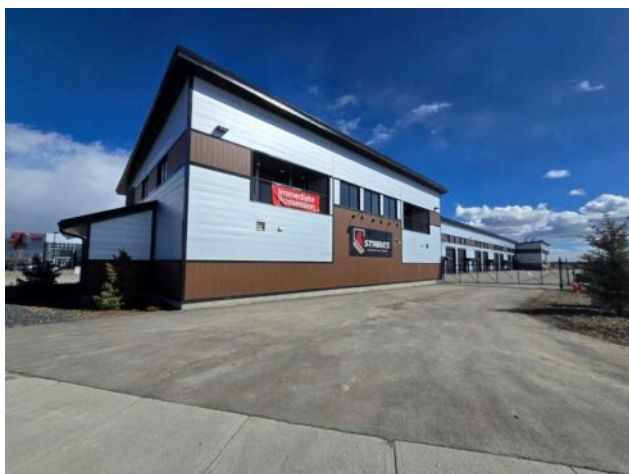
GRASSROOTS
REALTY GROUP

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**201, 5 River Heights Drive
Cochrane, Alberta**

MLS # A2211252



\$449,000

Division: The Willows

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Stables Signature Bays

Bus. Name: -

Size: 1,750 sq.ft.

Zoning: I-B

Heating: Overhead Heater(s), Natural Gas

Floors: -

Roof: Flat

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: Electricity Connected, Electricity Paid For, Natural Gas C

Parking: -

Lot Size: 0.04 Acre

Lot Feat: -

Welcome to Cochrane's Premier Lifestyle Storage Solution! Secure and safe storage for cars, boats, sleds and more with the opportunity to finish the interior to your own preferences. Bays come standard with a 500 square foot mezzanine roughed in for a 3 piece bathroom an 12'4" underside clearance. Finished 2 piece bathroom on the main level. Excellent access is provided through a man door and 14 foot overhead door. Extra height ceilings at 24' and well lit by 4 windows per bay. Each bay features a total 1,750 square feet of space which includes a 25' x 50' main floor and a 25' by 20' foot mezzanine. Access is easy, just off of Highway 22 on the south side of Cochrane.