

\$22 - 3, 185 First Street E, Cochrane

MLS® #A2203253

\$22

0 Bedroom, 0.00 Bathroom,
Commercial on 1.00 Acres

Downtown, Cochrane, Alberta

Prime Restaurant or Retail Space for Lease
â€“ 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.

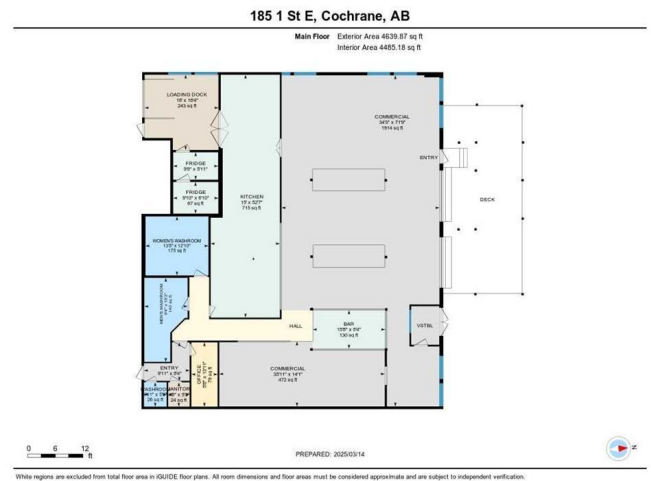
Key Features:

- ? Spacious Layout â€“ 4,639 sq. ft. with ample room for dining or retail displays
- ? Beautiful Patio â€“ Expand your seating and create an inviting outdoor experience
- ? Two Large Garage Doors â€“ Seamlessly blend indoor and outdoor spaces for a vibrant summer atmosphere
- ? High-Traffic Location â€“ Situated next to the town post office for maximum exposure
- ? Ample Parking â€“ Plenty of spaces for customers and staff
- ? Competitive Lease Rates â€“ 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.

Built in 2000

Essential Information



| | |
|------------|------------|
| MLS® # | A2203253 |
| Price | \$22 |
| Bathrooms | 0.00 |
| Acres | 1.00 |
| Year Built | 2000 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 3, 185 First Street E |
| Subdivision | Downtown |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 1B1 |

Exterior

| | |
|--------------|-------------------|
| Roof | Shake, Tar/Gravel |
| Construction | Cedar |

Additional Information

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|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 152 |
| Zoning | C-G |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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