

# \$23 - 133 River Avenue, Cochrane

MLS® #A2186728

**\$23**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Industrial., Cochrane, Alberta

Prime Commercial Office/Shop Space on River Ave – Cochrane DT Industrial Area Don't miss this exceptional opportunity to lease a move-in-ready commercial office/shop space in Cochrane's highly sought-after Downtown Industrial Area. Located on bustling River Avenue, this property offers over 2,400 sq ft of versatile space perfectly suited to accommodate your business needs. High-Visibility Location: Benefit from maximum exposure on one of Cochrane's busiest streets.

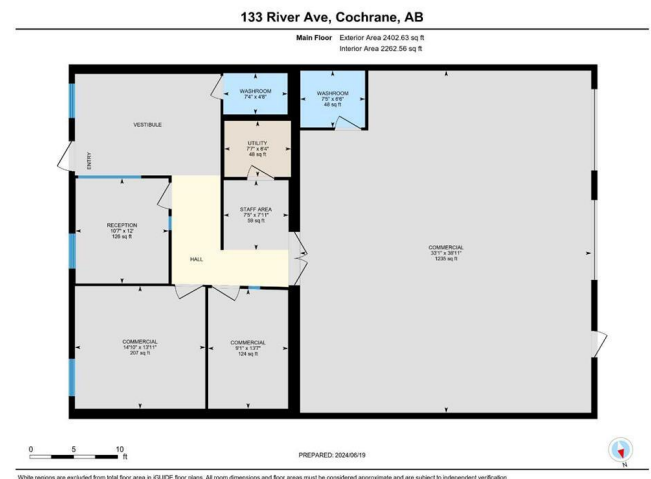
Rear Access with Two Bay Doors: Perfect for easy loading and unloading or shop operations.

Additional Rear Parking: Convenient parking for staff and clients. Great Condition: This property is well-maintained and ready for your business to thrive. This space is ideal for a variety of businesses seeking a professional, well-located office/shop setup. Its combination of accessibility, visibility, and functionality makes it the perfect choice to establish or expand your operations. This is a triple net lease.

## Location Advantage

Situated in the heart of Cochrane's Downtown Industrial Area, the property is surrounded by a thriving business community, offering unparalleled access to clients and suppliers.

Take your business to the next level in a



location designed for success.

Built in 1993

### Essential Information

MLS® #	A2186728
Price	\$23
Bathrooms	0.00
Acres	0.00
Year Built	1993
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	133 River Avenue
Subdivision	Industrial.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2C2

### Interior

Heating	Forced Air, Natural Gas, Overhead Heater(s)
---------	---

### Exterior

Roof	Asphalt/Gravel, Flat
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	January 9th, 2025
Days on Market	138

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.