

# \$18 - 312 1 Street W, Cochrane

MLS® #A2224068

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

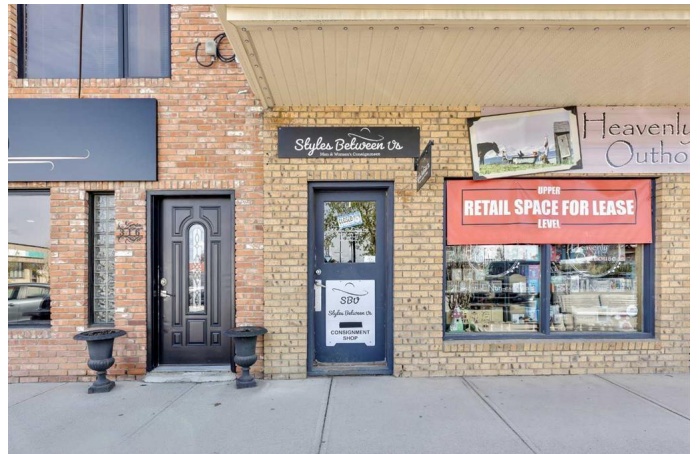
Downtown, Cochrane, Alberta

Don't miss this opportunity to set up your retail, office, studio, or service business in historic downtown Cochrane. Cochrane Alberta is a town of over 38,000 and is one of the fastest growing municipalities in Canada. The leasehold space is located upstairs from the busy Heavenly Outhouse Gift Shop, this 1588 square foot location offers prospective business tenants with lots of foot traffic by the entrance to the leasehold as well as sign exposure to the drive by traffic. Historic downtown Cochrane is a destination for many locals and visitors to town as they take in the local shops or get an ice cream at McKay's. Downtown also offers events and festivals which encourage people to visit and shop. The location currently is a secondhand dress shop (the owner is retiring) and will be available after July 31st for leasing (please do not visit the location or disturb the tenants or their employees without an appointment). Start the next chapter for your business, in this prime location, by calling your commercial Realtor® or the listing agent to arrange a viewing appointment today.

Built in 1907

## Essential Information

MLS® #	A2224068
Price	\$18
Bathrooms	0.00



Acres	0.00
Year Built	1907
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	312 1 Street W
Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1A9

### Interior

Heating	Natural Gas, Mid Efficiency
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### Additional Information

Date Listed	May 23rd, 2025
Days on Market	57
Zoning	C-HD

### Listing Details

Listing Office	First Place Realty
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