

\$900,000 - 2,3,4, 505 Railway Street W, Cochrane

MLS® #A2253309

\$900,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown, Cochrane, Alberta

Discover a rare chance to own a strategically located commercial real estate asset in the heart of Cochrane's vibrant downtown on Railway Street. This offering includes three combined main-floor commercial condo units, totaling 2,865 sq. ft. The property is currently leased to two strong tenants, with 2,321 sq. ft. secured by Broker Link under lease until mid-2027, and an additional 543 sq. ft. leased separately for the same favorable term. Broker Link, a highly reputable tenant, adds exceptional stability and peace of mind for investors. The property is positioned on a busy thoroughfare with excellent visibility and high foot traffic, just half a block from the Cochrane transportation hub, making it convenient and accessible. The well-managed condo association, with solid financials, further supports long-term value. Ample on-site parking is available for tenants and clients, while the units themselves are modern, well-maintained, and attractive to a wide range of businesses, ensuring they will be easily re-rented if ever vacant.

Originally purchased as a retirement investment, this property is now ready to be passed on, presenting an exceptional opportunity for investors seeking reliable income streams in a thriving community. Don't miss your chance to own this premier investment in one of Cochrane's most desirable commercial locations. Contact your REALTOR® or the listing agent today



for full details and supporting materials.

Built in 2006

Essential Information

MLS® #	A2253309
Price	\$900,000
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	2,3,4, 505 Railway Street W
Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2E2

Interior

Heating	Boiler
---------	--------

Exterior

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	September 2nd, 2025
Days on Market	5
Zoning	C-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.