\$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 â€" 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 130

Listing Details

Listing Office CIR Realty

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