\$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 – 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 – 4,639 sq. ft. with ample room for dining or retail displays

? Beautiful Patio – Expand your seating and create an inviting outdoor experience

? Two Large Garage Doors – Seamlessly blend indoor and outdoor spaces for a vibrant summer atmosphere

? High-Traffic Location – Situated next to the town post office for maximum exposure

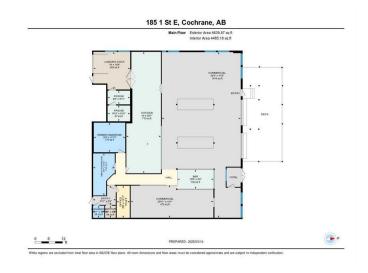
? Ample Parking – Plenty of spaces for customers and staff

? Competitive Lease Rates – 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 |
| Туре | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| 3, 185 First Street E |
|-----------------------|
| Downtown |
| Cochrane |
| Rocky View County |
| Alberta |
| T4C 1B1 |
| |

Exterior

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

Additional Information

| Date Listed | March 18th, 2025 |
|----------------|------------------|
| Days on Market | 89 |
| Zoning | C-G |

Listing Details

Listing Office CIR Realty

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