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## 510, 5 River Heights Drive Cochrane, Alberta

MLS # A2248763



\$510,000

River Heights

Warehouse Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -**Bus. Name:** Size: 1,916 sq.ft. Zoning: Addl. Cost: **Based on Year:** 

**Heating:** Floors: Roof: **Utilities: Exterior:** Parking: 0.05 Acre Water: Lot Size: Public Sewer: **Public Sewer** Lot Feat:

Division:

Inclusions:

n/a

This exceptional 1,750 sq. ft. condominium storage bay offers the ultimate flexibility— perfect for running a business or providing secure, climate-controlled storage for cars, boats, business inventory, and more. Located in a gated, secure compound just off Highway 22 on the south side of Cochrane, this property combines functionality with high-end finishes. The main level (24' x 50') features a 14' overhead door plus man door for easy access, soaring 24' ceilings, and abundant natural light. A finished 2-piece bathroom, forced air gas furnace, and hydronic in-floor heating with a high-end boiler ensure year-round comfort. The epoxy floors, custom cabinets, workbench, mop sink, and bright, open space make it ready for immediate use. Upstairs, the mezzanine (24' x 16') offers an open railing overlooking the main floor, an unspoiled loft with bathroom rough-in, and endless possibilities—office space, lounge area, or additional storage. Whether you're seeking a secure place for valuable equipment and vehicles or a versatile commercial workspace, this bay delivers premium features, exceptional access, and a prime Cochrane location.