

780-228-224 donna@donnawilson.ca

107 First Avenue W Cochrane, Alberta

Heating:

Floors:

Roof:

Exterior:

Water:

Sewer:

Inclusions:

N/A

MLS # A2264435



\$1,999,000

Downtown

Division:

Type:
Bus. Type:

Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 4,427 sq.ft.

Zoning: C-HD

Addl. Cost:
Based on Year:
Utilities:
Parking:
Lot Size: 0.16 Acre

Lot Feat: -

Discover the potential with this commercial property nestled in the vibrant and growing town of Cochrane. Offering a generous 4,427 square feet, this historic site currently hosts a happy trifecta of long-standing tenants: a bustling beauty salon, a charming shoe store, and a well-stocked large bookstore. All tenants have a solid track record of over a decade and have expressed eagerness to renew their leases. With an appealing 6.2% cap rate, this property not only provides immediate, stable cash flow but also offers exciting prospects for future development. The zoning allows for a variety of uses, making it adaptable to changing business landscapes or increasing community needs. Strategically positioned, the property puts you within short walking distances to key community spots. It's a hop away from the Cochrane High School and a skip to the M&M Food Market. Also, the picturesque views at Cochrane Park are just a stone's throw away, ensuring you're never far from a relaxing natural retreat. This downtown gem is perfect for investors looking to capitalize on Cochrane's growth while securing a property steeped in community history. Whether you're looking to maintain its current uses or explore new opportunities, this commercial space offers a foundation ripe with potential.