

**42085 River Heights Lane
Cochrane, Alberta****MLS # A2185945****\$6,600,000****Division:** River Heights**Lot Size:** 6.00 Acres**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** R-MD**Water:** -**Sewer:** -**Utilities:** -

Great Opportunity to build multi-family in the booming market of Cochrane!! 6.0 acres of development land with R-MD (Residential Medium-Density District) land use in place. Beautiful views of the Bow River Valley and 600 meters from recreational walking and biking trail network along the Bow River. Well located within the newly developing River Ridge District of Cochrane. The current land use allows for a total development of up to 230 units. There is currently a house on the site leased to April 30, 2025.