# \$350,000 - 4, 505 Railway Street W, Cochrane

MLS® #A2193433

## \$350,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.03 Acres

Downtown, Cochrane, Alberta

Prime Downtown Cochrane Commercial Condo Bays â€" For Sale Individually or Together! An exceptional opportunity for business owners and investors! These three modern commercial condo bays in the heart of Downtown Cochrane are available for purchase individually or as a package (see supplements for details). Prime Location â€" Situated on Railway Street, directly across from Cochrane Station, this high-visibility, walkable location is in a rapidly growing area, ensuring steady foot traffic and business exposure. Property Highlights: Three bays available â€" Ranging from 720 sq. ft., to 897 sq ft to 1,134 sq. ft.

Perfect for owner-occupied businesses or investment rentals. Modern, well-maintained spaces â€" Minimal work needed to get up and running. High-demand commercial area â€" A fantastic long-term investment opportunity. Ample on-site parking & excellent accessibility. Whether you're looking to establish your own business or expand your investment portfolio, these versatile spaces offer incredible potential in one of Cochrane's most sought-after commercial districts. Can be sold with MLS A2193429 and MLS 2193254

Built in 2006



MLS® # A2193433 Price \$350,000





Bathrooms 0.00 Acres 0.03 Year Built 2006

Type Commercial

Sub-Type Office Status Active

## **Community Information**

Address 4, 505 Railway Street W

Subdivision Downtown City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2E2

#### **Exterior**

Construction Concrete, Mixed, Wood Frame

### **Additional Information**

Date Listed February 7th, 2025

Days on Market 182 Zoning C-G

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.