

# \$530,000 - 510, 5 River Heights Drive, Cochrane

MLS® #A2248763

**\$530,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.05 Acres

River Heights, Cochrane, Alberta

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.

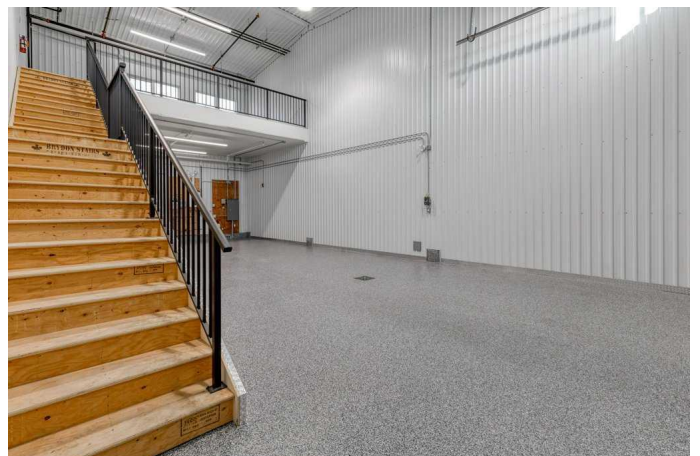
Whether you're seeking a secure place for valuable equipment and vehicles or a versatile commercial workspace, this bay delivers premium features, exceptional access, and a prime Cochrane location.

Built in 2023

## Essential Information

MLS® #

A2248763



|            |            |
|------------|------------|
| Price      | \$530,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.05       |
| Year Built | 2023       |
| Type       | Commercial |
| Sub-Type   | Warehouse  |
| Status     | Active     |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 510, 5 River Heights Drive |
| Subdivision | River Heights              |
| City        | Cochrane                   |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C 0N8                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 2                 |
| Zoning         | I-B               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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