# \$22 - 3, 185 First Street E, Cochrane

MLS® #A2203253

### \$22

0 Bedroom, 0.00 Bathroom, Commercial on 1.00 Acres

Downtown, Cochrane, Alberta

Prime Restaurant or Retail Space for Lease â€" 4,639 sq. ft.

Looking for the perfect location to launch or expand your business? This 4,639 sq. ft. space is ideal for a restaurant or retail operation, featuring a large seating area, a beautiful patio, and a make-up air unit already in place.

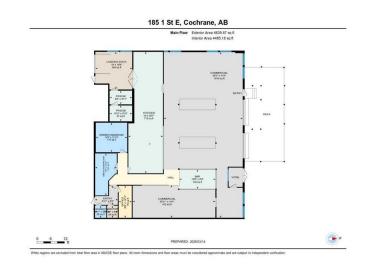
### **Key Features:**

- ? Spacious Layout 4,639 sq. ft. with ample room for dining or retail displays
- ? Beautiful Patio Expand your seating and create an inviting outdoor experience
- ? Two Large Garage Doors â€" Seamlessly blend indoor and outdoor spaces for a vibrant summer atmosphere
- ? High-Traffic Location â€" Situated next to the town post office for maximum exposure
- ? Ample Parking Plenty of spaces for customers and staff
- ? Competitive Lease Rates â€" Only \$22 per sq. ft.

This is the prime space you've been looking for! Check out the aerial photo for a better view of this fantastic location.







Built in 2000

#### **Essential Information**

MLS® # A2203253

Price \$22

Bathrooms 0.00

Acres 1.00

Year Built 2000

Type Commercial

Sub-Type Retail
Status Active

## **Community Information**

Address 3, 185 First Street E

Subdivision Downtown

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 1B1

#### **Exterior**

Roof Shake, Tar/Gravel

Construction Cedar

### **Additional Information**

Date Listed March 18th, 2025

Days on Market 223

Zoning C-G

### **Listing Details**

Listing Office CIR Realty

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