# \$449,000 - 201, 5 River Heights Drive, Cochrane

MLS® #A2211252

### \$449,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.04 Acres

The Willows, Cochrane, Alberta

Welcome to Cochrane's Premier Lifestyle Storage Solution! Secure and safe storage for cars, boats, sleds and more with the opportunity to finish the interior to your own preferences. Bays come standard with a 500 square foot mezzanine roughed in for a 3 piece bathroom an 12'4" underside clearance. Finished 2 piece bathroom on the main level. Excellent access is provided through a man door and 14 foot overhead door. Extra height ceilings at 24' and well lit by 4 windows per bay. Each bay features a total 1,750 square feet of space which includes a 25' x 50' main floor and a 25' by 20' foot mezzanine. Access is easy, just off of Highway 22 on the south side of Cochrane.



#### **Essential Information**

MLS® # A2211252
Price \$449,000

Bathrooms 0.00 Acres 0.04 Year Built 2023

Type Commercial Sub-Type Warehouse

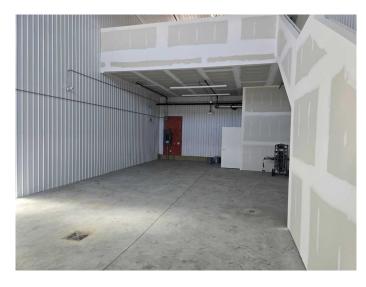
Status Active

## **Community Information**

Address 201, 5 River Heights Drive







Subdivision The Willows

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0N8

#### **Amenities**

Utilities Electricity Connected, Electricity Paid For, Fiber Optics Available,

Garbage Collection, Natural Gas Connected, Sewer Connected, Water

Connected

#### Interior

Heating Natural Gas, Overhead Heater(s)

Cooling None

#### **Exterior**

Roof Flat

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 11th, 2025

Days on Market 131

Zoning I-B

## **Listing Details**

Listing Office Century 21 Masters

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