

# \$449,000 - 204, 5 River Heights Drive, Cochrane

MLS® #A2211252

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 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 and 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.

Built in 2023

## Essential Information

MLS® #	A2211252
Price	\$449,000
Bathrooms	0.00
Acres	0.00
Year Built	2023
Type	Commercial
Sub-Type	Warehouse
Status	Active

## Community Information

Address 204, 5 River Heights Drive



Subdivision	The Willows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N8

### **Amenities**

Utilities	Electricity Paid For, Electricity Connected, Fiber Optics Available, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
-----------	--------------------------------------------------------------------------------------------------------------------------------------------------

### **Interior**

Heating	Overhead Heater(s), Natural Gas
Cooling	None

### **Exterior**

Roof	Flat
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	66
Zoning	I-B

### **Listing Details**

Listing Office	Century 21 Masters
----------------	--------------------

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.