

# \$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.

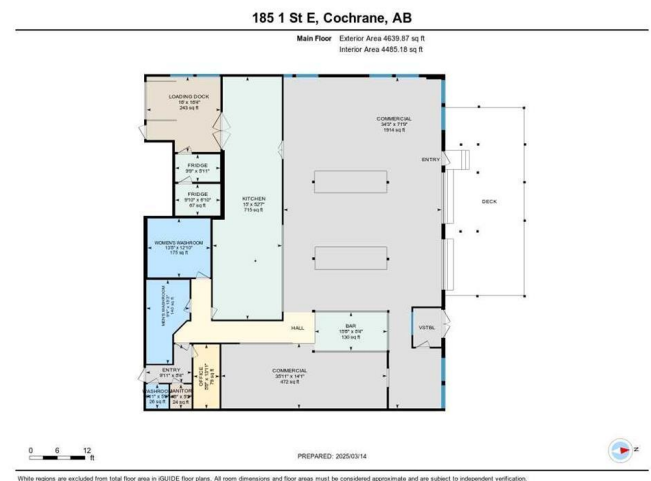
Key Features:

- ? Spacious Layout â€“ 4,639 sq. ft. with ample room for dining or retail displays
- ? Beautiful Patio â€“ 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 â€“ 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	137
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.