

# \$23 - 305 First Street E, Cochrane

MLS® #A2210355

**\$23**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Cochrane, Alberta

For Lease â€“ Prime Stand-Alone Building in  
Downtown Cochrane

Donâ€™t miss this unique opportunity to lease a stand-alone building in one of Cochraneâ€™s busiest and most visible locations â€“ right on one of the townâ€™s four rail crossings. Offering 1,872 sq ft of versatile space, this well-located property features excellent parking, high foot and vehicle traffic, and fantastic visibility for signage and branding. Currently operating as an educational facility, the layout lends itself perfectly to a variety of professional uses â€“ ideal for a medical office, wellness clinic, or other professional services. Flexible, very reasonable lease rates available for possession between July and October. Location, exposure, and accessibility â€“ this spot has it all. picture your practice or business in the heart of downtown Cochrane.

Built in 2000

## Essential Information

MLS® #	A2210355
Price	\$23
Bathrooms	0.00
Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Office



Status                      Active

**Community Information**

Address                      305 First Street E  
Subdivision                  Downtown  
City                            Cochrane  
County                        Rocky View County  
Province                      Alberta  
Postal Code                  T4C 1Z3

**Amenities**

Parking Spaces            20

**Interior**

Heating                      Natural Gas  
Cooling                       Central Air

**Exterior**

Construction              Wood Frame

**Additional Information**

Date Listed                  April 10th, 2025  
Days on Market            113

**Listing Details**

Listing Office               CIR Realty

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