# \$23 - 305 First Street E, Cochrane

MLS® #A2210355

#### \$23

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Downtown, Cochrane, Alberta

For Lease – Prime Stand-Alone Building in Downtown Cochrane

Don't miss this unique opportunity to lease a stand-alone building in one of Cochrane's busiest and most visible locations â€" right on one of the town'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

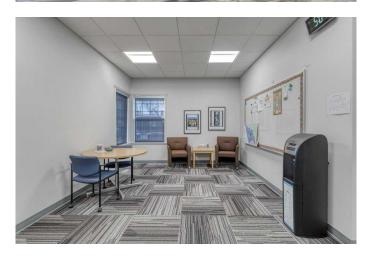
Year Built 2000

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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