

\$530,000 - 510, 5 River Heights Drive, Cochrane

MLS® #A2248763

\$530,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.05 Acres

River Heights, Cochrane, Alberta

This exceptional 1,750 sq. ft. condominium storage bay offers the ultimate flexibilityâ€”perfect for running a business or providing secure, climate-controlled storage for cars, boats, business inventory, and more. Located in a gated, secure compound just off Highway 22 on the south side of Cochrane, this property combines functionality with high-end finishes.

The main level (24' x 50') features a 14â€™ overhead door plus man door for easy access, soaring 24â€™ ceilings, and abundant natural light. A finished 2-piece bathroom, forced air gas furnace, and hydronic in-floor heating with a high-end boiler ensure year-round comfort.

The epoxy floors, custom cabinets, workbench, mop sink, and bright, open space make it ready for immediate use.

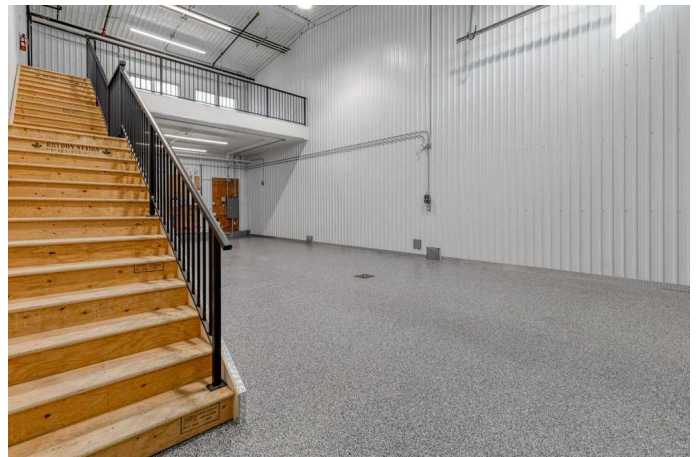
Upstairs, the mezzanine (24' x 16') offers an open railing overlooking the main floor, an unspoiled loft with bathroom rough-in, and endless possibilitiesâ€”office space, lounge area, or additional storage.

Whether youâ€™re seeking a secure place for valuable equipment and vehicles or a versatile commercial workspace, this bay delivers premium features, exceptional access, and a prime Cochrane location.

Built in 2023

Essential Information

MLS® # A2248763



Price	\$530,000
Bathrooms	0.00
Acres	0.05
Year Built	2023
Type	Commercial
Sub-Type	Warehouse
Status	Active

Community Information

Address	510, 5 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N8

Additional Information

Date Listed	August 14th, 2025
Days on Market	1
Zoning	I-B

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.