\$900,000 - 2,3,4, 505 Railway Street W, Cochrane

MLS® #A2253309

\$900,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Downtown, Cochrane, Alberta

Discover a rare chance to own a strategically located commercial real estate asset in the heart of Cochrane's vibrant downtown on Railway Street. This offering includes three combined main-floor commercial condo units, totaling 2,865 sq. ft. The property is currently leased to two strong tenants, with 2,321 sq. ft. secured by Broker Link under lease until mid-2027, and an additional 543 sq. ft. leased separately for the same favorable term. Broker Link, a highly reputable tenant, adds exceptional stability and peace of mind for investors. The property is positioned on a busy thoroughfare with excellent visibility and high foot traffic, just half a block from the Cochrane transportation hub, making it convenient and accessible. The well-managed condo association, with solid financials, further supports long-term value. Ample on-site parking is available for tenants and clients, while the units themselves are modern, well-maintained, and attractive to a wide range of businesses, ensuring they will be easily re-rented if ever vacant.

Originally purchased as a retirement investment, this property is now ready to be passed on, presenting an exceptional opportunity for investors seeking reliable income streams in a thriving community. Don't miss your chance to own this premier investment in one of Cochrane's most desirable commercial locations. Contact your REALTOR® or the listing agent today







for full details and supporting materials.

Built in 2006

Essential Information

MLS® # A2253309

Price \$900,000

Bathrooms 0.00 Acres 0.00

Year Built 2006

Type Commercial

Sub-Type Mixed Use

Status Active

Community Information

Address 2,3,4, 505 Railway Street W

Subdivision Downtown
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2E2

Interior

Heating Boiler

Exterior

Foundation Poured Concrete

Additional Information

Date Listed September 2nd, 2025

Days on Market 56
Zoning C-G

Listing Details

Listing Office CIR Realty

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