

\$515,000 - 221 Second Ave West, Cochrane

MLS® #A2270604

\$515,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.11 Acres

Downtown, Cochrane, Alberta

Here is an opportunity to purchase commercial land and building with approximately 20,000 people driving past your business every day giving you incredible exposure off Hwy 1a in Downtown Cochrane. This would make a good retail location, or run your office out of here. Room to park 5 cars onsite. Or purchase this property and the land directly on the south side (MLS#A2270580) and build a 6 storey building as per Town of Cochrane Guidelines. There is also an easement for access across the parking lot to the south bringing you out onto Second Street West.

Built in 2001

Essential Information

MLS® #	A2270604
Price	\$515,000
Bathrooms	0.00
Acres	0.11
Year Built	2001
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	221 Second Ave West
Subdivision	Downtown
City	Cochrane
County	Rocky View County



Province	Alberta
Postal Code	T4C 0A4

Interior

Heating	Forced Air, Natural Gas
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Additional Information

Date Listed	November 12th, 2025
Days on Market	7
Zoning	C-HD

Listing Details

Listing Office	Royal LePage Benchmark
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