

# \$22 - 125 River Avenue, Cochrane

MLS® #A2196953

**\$22**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.28 Acres

Downtown, Cochrane, Alberta

Perfect location for your business needs. The unique property is a 115 m2 lot, with a 1282 sq. ft. two-story office and 1120 sqft of storage(sea can build) work area. The front foyer, kitchen, washroom, and 2 small offices on the second floor make the Quonset the perfect workspace for additional projects: office, open area, and upper level. Basement is also available for extra storage, SOLAR PANEL IS IN PLACE, so minimum to no bill. There is ample parking at the rear of the property. I-G Zoning, please see the MLS documents for the detailed use area. 4+4 Designated parking spots and ample parking area to deal with.

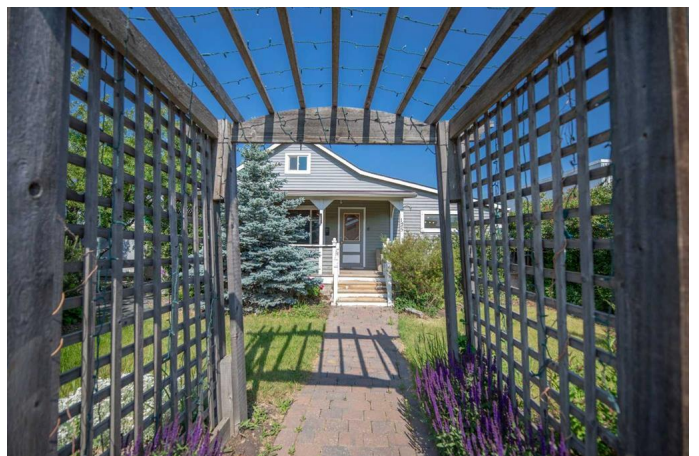
Built in 1950

## Essential Information

MLS® #	A2196953
Price	\$22
Bathrooms	0.00
Acres	0.28
Year Built	1950
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	125 River Avenue
Subdivision	Downtown



City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2C2

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	None

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	113
Zoning	I-G

### **Listing Details**

Listing Office	Royal LePage Benchmark
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