

# \$1,719,000 - 116 Powell Street, Cochrane

MLS® #A2231619

**\$1,719,000**

0 Bedroom, 0.00 Bathroom, 1,438 sqft

Multi-Family on 0.00 Acres

East End, Cochrane, Alberta

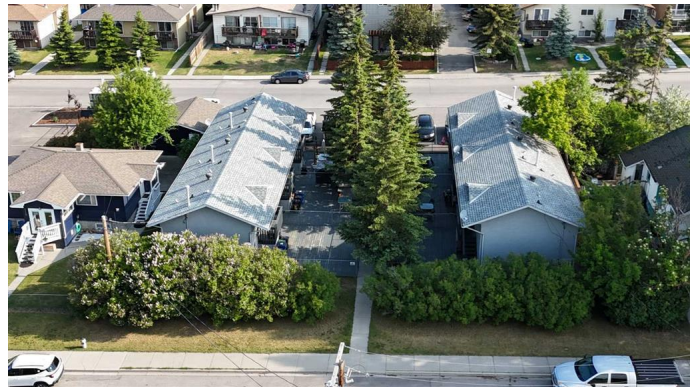
Welcome to 116 and 120 Powell Street. These are two - 3 plex's for sale together. Each of the 6 units have approximately 910 sq ft of living space. These units have been well maintained and together sit on two 50 x 100 ft lots. Each unit has an open concept kitchen with lots of cabinets and counter space, dining and living room area and 1/2 washroom on the main level. Vaulted ceiling and lots of windows with east west configuration which makes for very bright and cozy units. The deck off the kitchen is a nice touch with storage underneath. The lower level has 2 bedrooms, laundry, full washroom and storage. 3 of the units are oak cabinets and trim. 3 of the units are white cabinets and trim throughout. The front yard has a full length wood patio with a chain link fence for the yard which is great if you have young children. Good long term tenants in place. Two parking stalls for each unit (12 total) with plug ins and motion sensor lights. Located on a quiet dead end street, close to a school and to downtown Cochrane with shopping and grocery stores. Current rents are \$1500 per month plus utilities/ excluding water. Fully rented. Great investment as a rental or land for development in the future.

Built in 1992

## Essential Information

MLS® #

A2231619



Price	\$1,719,000
Bathrooms	0.00
Square Footage	1,438
Acres	0.00
Year Built	1992
Type	Multi-Family
Sub-Type	Triplex
Style	Bi-Level
Status	Active

### **Community Information**

Address	116 Powell Street
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1Z4

### **Amenities**

Parking Spaces	12
Parking	Stall, Assigned, Plug-In

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Vaulted Ceiling(s)
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Courtyard
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	6
Zoning	R-MX

### **Listing Details**

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