

# \$1,350,000 - 365 Railway Street W, Cochrane

MLS® #A2096461

**\$1,350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.34 Acres

Downtown, Cochrane, Alberta

**BACK ON THE MARKET!** Right in the heart of Cochrane! Super versatile building. Large warehouse/shop with a 2000 sq ft main floor and 536 sq ft Boardroom/Office Mezzanine above. Both areas have In-Floor Heat. Additionally for your comfort and health there is a fresh air HVAC system and separate fan for Warehouse /Shop Area. Nice front entrance with a solid custom door and hand made metal staircase to the upper level. Beautiful bathroom with large shower will wow you! The lot size is 14775 sq ft and has a custom metal gate to large secure parking area at rear. This lot is fully fenced with a terrific central location and a multitude of possibilities for future use and development.

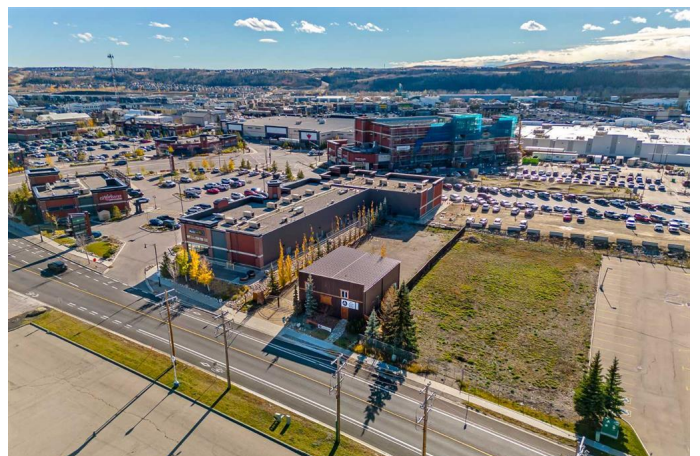
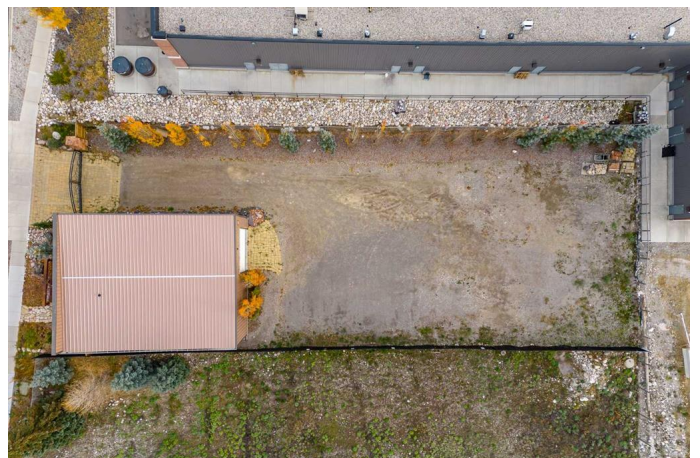
Built in 2012

## Essential Information

MLS® #	A2096461
Price	\$1,350,000
Bathrooms	0.00
Acres	0.34
Year Built	2012
Type	Commercial
Sub-Type	Warehouse
Status	Active

## Community Information

Address 365 Railway Street W



Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1B7

### **Interior**

Heating	Boiler, In Floor, Natural Gas, See Remarks
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### **Exterior**

Roof	Metal
Construction	Metal Siding, Wood Siding
Foundation	Slab

### **Additional Information**

Date Listed	December 7th, 2023
Days on Market	570
Zoning	DC-02

### **Listing Details**

Listing Office	CIR REALTY
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