

\$549,000 - 602, 5 River Heights Drive, Cochrane

MLS® #A2214625

\$549,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.04 Acres

River Heights, Cochrane, Alberta

Own instead of rent for your small business!!!
Bays come standard with 1,250 square foot main floor and a 500 square foot mezzanine roughed in for a 3 piece bathroom an 12'4" underside clearance. Finished 2 piece bathroom on the main level. Excellent access is provided through a man door and 14 foot overhead door. Extra height ceilings at 24' and well lit by 4 windows per bay. Each bay features a total 1,750 square feet of space which includes a 25' x 50' main floor and a 25' by 20' foot mezzanine. Access is easy, just off of Highway 22 on the south side of Cochrane.

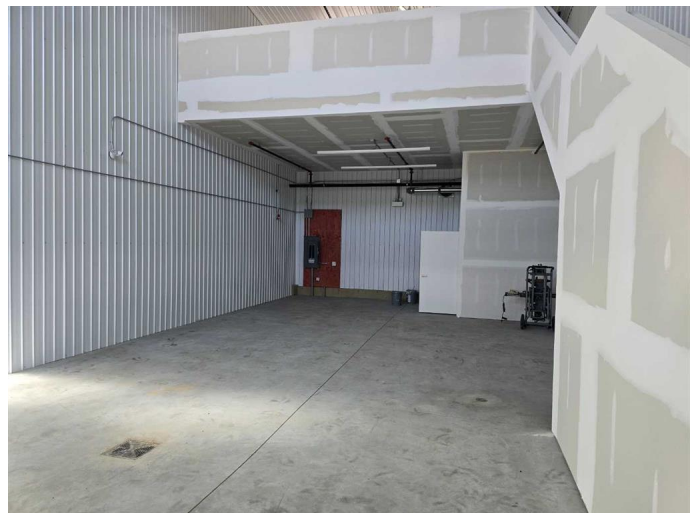
Built in 2024

Essential Information

| | |
|------------|------------|
| MLS® # | A2214625 |
| Price | \$549,000 |
| Bathrooms | 0.00 |
| Acres | 0.04 |
| Year Built | 2024 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 602, 5 River Heights Drive |
| Subdivision | River Heights |
| City | Cochrane |
| County | Rocky View County |



| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T4C 0N8 |

Amenities

| | |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, Sewer Connected, Water Connected, Cable Available, Phone Available |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|

Interior

| | |
|---------|---------------------------------|
| Heating | Overhead Heater(s), Natural Gas |
| Cooling | None |

Exterior

| | |
|-----------------|-----------------|
| Lot Description | Level, City Lot |
| Roof | Metal |
| Construction | Metal Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 112 |
| Zoning | I-B |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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