

\$1,999,000 - 107 First Avenue W, Cochrane

MLS® #A2215077

\$1,999,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.16 Acres

Downtown, Cochrane, Alberta

Discover the potential with this commercial property nestled in the vibrant and growing town of Cochrane. Offering a generous 4,427 square feet, this historic site currently hosts a happy trifecta of long-standing tenants: a bustling beauty salon, a charming shoe store, and a well-stocked large bookstore. All tenants have a solid track record of over a decade and have expressed eagerness to renew their leases. With an appealing 6.2% cap rate, this property not only provides immediate, stable cash flow but also offers exciting prospects for future development. The zoning allows for a variety of uses, making it adaptable to changing business landscapes or increasing community needs. Strategically positioned, the property puts you within short walking distances to key community spots. It's a hop away from the Cochrane High School and a skip to the M&M Food Market. Also, the picturesque views at Cochrane Park are just a stone's throw away, ensuring you're never far from a relaxing natural retreat. This downtown gem is perfect for investors looking to capitalize on Cochrane's growth while securing a property steeped in community history. Whether you're looking to maintain its current uses or explore new opportunities, this commercial space offers a foundation ripe with potential.

Built in 1970

Essential Information



| | |
|------------|-------------|
| MLS® # | A2215077 |
| Price | \$1,999,000 |
| Bathrooms | 0.00 |
| Acres | 0.16 |
| Year Built | 1970 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 107 First Avenue W |
| Subdivision | Downtown |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 1A5 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

Additional Information

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|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 71 |
| Zoning | C-HD |

Listing Details

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| Listing Office | RE/MAX iRealty Innovations |
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