

\$1,260,000 - 312 Third Street W, Cochrane

MLS® #A1123812

\$1,260,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown, Cochrane, Alberta

Prime investment property with highway frontage in Cochrane. Commercial and Residential!! The updated 1A highway will give this property cul de sac frontage to the highway and easy in and out access. This building consists of three units. Top floor is tenant rented 1 bedroom plus office with own utilities, wood burning 2sided fireplace, front balcony with mountain views. Full kitchen, laundry room. 1224 sf. 1 and half baths. Chair lift on stairs included. Bright and open concept. Own private access. The second or middle floor is the office space. Also 1224 sf. Open floor plan with private (double french doors) office, 2 -1/2 baths, kitchenette, private entrance front and back with balcony or deck. Lower level is another suite with one bedroom, office, jack n Jill closet, 4pc bathroom with side by side washer /dryer,, gas fireplace, full kitchen. 1084 sf. Use for private small business or residential. . Own private entrance. Double detached garage 20x20 with 16 ft door, uninsulated. Use for storage and or rent out separately. Total square footage for three levels is 3532sf finished. Mechanical room and electrical panels in basement . New shingles on roof of building and garage June 2021. Wheelchair accessibilty. Paved driveway with 6-8 parking stalls , double detached garage, plus front street. Lots of privacy with large stone retaining wall, trees, and private hill behind. Mountain and downtown views from the front of the building.



Built in 2006

Essential Information

| | |
|------------|-------------|
| MLS® # | A1123812 |
| Price | \$1,260,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 312 Third Street W |
| Subdivision | Downtown |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 1Z6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 8 |
|----------------|---|

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

Exterior

| | |
|-----------------|--|
| Lot Description | Backs on to Park/Green Space, City Lot, Landscaped, Many Trees, Street Lighting, Yard Lights, Paved, Views |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 24th, 2021 |
| Days on Market | 333 |
| Zoning | C-HMU |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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Listing information last updated on May 23rd, 2022 at 7:45pm MDT