

\$23 - 305 First Street E, Cochrane

MLS® #A2210355

\$23

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown, Cochrane, Alberta

For Lease â€“ Prime Stand-Alone Building in
Downtown Cochrane

Donâ€™t miss this unique opportunity to lease a stand-alone building in one of Cochraneâ€™s busiest and most visible locations â€“ right on one of the townâ€™s four rail crossings. Offering 1,872 sq ft of versatile space, this well-located property features excellent parking, high foot and vehicle traffic, and fantastic visibility for signage and branding. Currently operating as an educational facility, the layout lends itself perfectly to a variety of professional uses â€“ ideal for a medical office, wellness clinic, or other professional services. Flexible, very reasonable lease rates available for possession between July and October. Location, exposure, and accessibility â€“ this spot has it all. picture your practice or business in the heart of downtown Cochrane.

Built in 2000

Essential Information

MLS® #	A2210355
Price	\$23
Bathrooms	0.00
Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Office



Status	Active
--------	--------

Community Information

Address	305 First Street E
Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1Z3

Amenities

Parking Spaces	20
----------------	----

Interior

Heating	Natural Gas
Cooling	Central Air

Exterior

Construction	Wood Frame
--------------	------------

Additional Information

Date Listed	April 10th, 2025
Days on Market	125

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.