

# \$21 - 133 River Avenue, Cochrane

MLS® #A2243300

**\$21**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

Industrial., Cochrane, Alberta

Prime Commercial Office/Shop Space on River Ave â€“ Cochrane DT Industrial Area for lease a move-in-ready commercial office/shop space in Cochraneâ€™s Downtown Industrial Area. This property offers 2,400 sqft+/- good mix of office space/retail with warehouse, rear access with 2 bay doors, front and rear parking. This property has ease of accessibility, visibility, and functionality makes it the perfect choice to establish your business. This is a triple net lease; asking \$21psf escalating throughout the term of the lease plus \$4.52p.s.f operating costs (this to be verified).

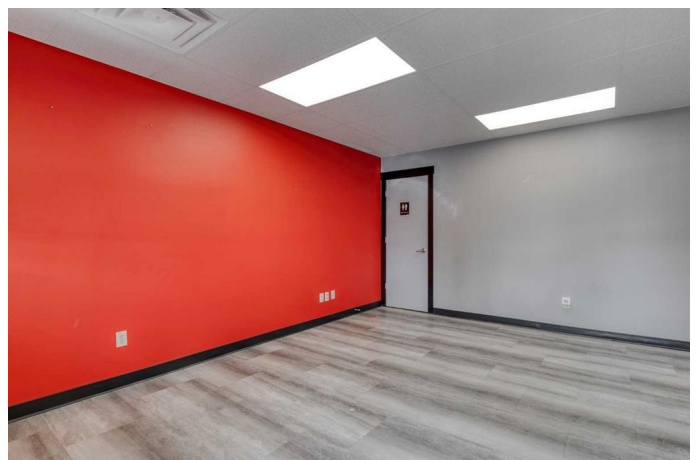
Built in 1993

## Essential Information

MLS® #	A2243300
Price	\$21
Bathrooms	0.00
Acres	0.14
Year Built	1993
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	133 River Avenue
Subdivision	Industrial.
City	Cochrane



County	Rocky View County
Province	Alberta
Postal Code	T4C2C2

### Amenities

Parking Spaces	6
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### Interior

Heating	Forced Air, Natural Gas, Overhead Heater(s)
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### Exterior

Lot Description	Back Lane, Level, Street Lighting
Roof	Asphalt/Gravel, Flat
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	July 25th, 2025
Days on Market	3
Zoning	I-G

### Listing Details

Listing Office	Royal LePage Solutions
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