

# \$5,750 - 354 Railway Street W, Cochrane

MLS® #A2120653

**\$5,750**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Cochrane, Alberta

Prime Commercial Space for Lease in Downtown Cochrane. Welcome to an exceptional opportunity in the heart of Downtown Cochrane. Formerly housing a highly successful mechanic shop, this spacious commercial space is now available for lease. Boasting a total of 5 large bays with separate doors and ample parking facilities, this property presents an ideal setting for a mechanic shop or any related automotive business. Situated in bustling Downtown Cochrane on Railway Street, this property enjoys high visibility and accessibility. Its proximity to the Cochrane Station ensures a steady flow of potential customers. With five generously-sized bay doors, the property offers ample room for operations, vehicle servicing, and customer engagement. The layout is designed to facilitate efficient workflow and accommodate various business needs. Ample parking space is available on-site, ensuring convenience for both customers and staff. This feature enhances accessibility and customer satisfaction, making it an attractive proposition for businesses reliant on automotive services. The property's history as a successful mechanic shop underscores its suitability for similar ventures. Businesses seeking to capitalize on an established market and customer base will find this location particularly advantageous. Whether you're looking to establish a new mechanic shop or expand an existing automotive business, this property offers an



ideal foundation for success. The strategic location, spacious layout, and established business locale make it a prime choice for entrepreneurs seeking to thrive in the automotive industry.

Built in 2002

### Essential Information

MLS® #	A2120653
Price	\$5,750
Bathrooms	0.00
Acres	0.00
Year Built	2002
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	354 Railway Street W
Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2B5

### Amenities

Parking Spaces	8
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### Interior

Heating	Natural Gas
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### Exterior

Roof	Asphalt/Gravel
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	April 5th, 2024
Days on Market	209

Zoning CG

## **Listing Details**

Listing Office CIR Realty

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