

# \$23 - 133 River Avenue, Cochrane

MLS® #A2186728

**\$23**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Industrial., Cochrane, Alberta

Prime Commercial Office/Shop Space on River Ave – Cochrane DT Industrial Area Don't miss this exceptional opportunity to lease a move-in-ready commercial office/shop space in Cochrane's highly sought-after Downtown Industrial Area. Located on bustling River Avenue, this property offers over 2,400 sq ft of versatile space perfectly suited to accommodate your business needs. High-Visibility Location: Benefit from maximum exposure on one of Cochrane's busiest streets.

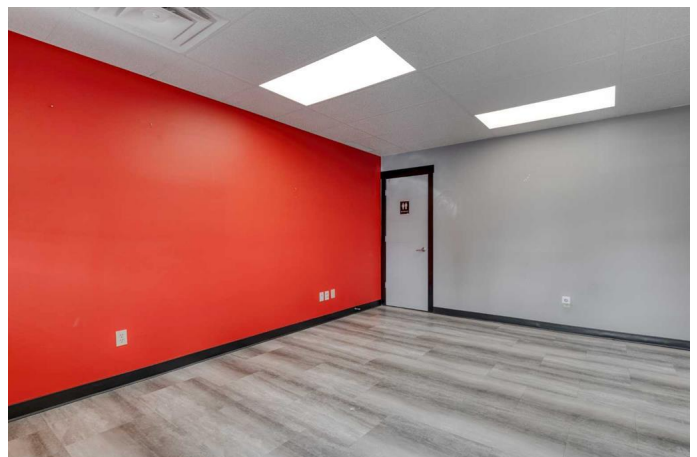
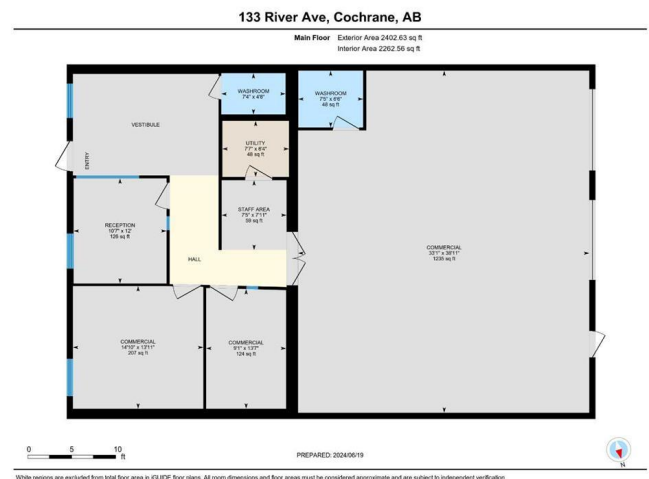
Rear Access with Two Bay Doors: Perfect for easy loading and unloading or shop operations.

Additional Rear Parking: Convenient parking for staff and clients. Great Condition: This property is well-maintained and ready for your business to thrive. This space is ideal for a variety of businesses seeking a professional, well-located office/shop setup. Its combination of accessibility, visibility, and functionality makes it the perfect choice to establish or expand your operations. This is a triple net lease.

## Location Advantage

Situated in the heart of Cochrane's Downtown Industrial Area, the property is surrounded by a thriving business community, offering unparalleled access to clients and suppliers.

Take your business to the next level in a



location designed for success.

Built in 1993

### Essential Information

MLS® #	A2186728
Price	\$23
Bathrooms	0.00
Acres	0.00
Year Built	1993
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	133 River Avenue
Subdivision	Industrial.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2C2

### Interior

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

Roof	Asphalt/Gravel, Flat
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	January 9th, 2025
Days on Market	122

### Listing Details

Listing Office	CIR Realty
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