$549,000 - 602, 5 River Heights Drive, Cochrane

MLS® #A2214625

$549,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.04 Acres

River Heights, Cochrane, Alberta

Own instead of rent for your small business!!!
Bays come standard with 1,250 square foot
main floor and a 500 square foot mezzanine
roughed in for a 3 piece bathroom an 12'4"
underside clearance. Finished 2 piece
bathroom on the main level. Excellent access
is provided through a man door and 14 foot
overhead door. Extra height ceilings at 24' and
well lit by 4 windows per bay. Each bay
features a total 1,750 square feet of space
which includes a 25' x 50' main floor and a 25'
by 20' foot mezzanine. Access is easy, just off
of Highway 22 on the south side of Cochrane.

Built in 2024

Essential Information

MLS® #	A2214625
Price	$549,000
Bathrooms	0.00
Acres	0.04
Year Built	2024
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	602, 5 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County

Province	Alberta
Postal Code	T4C 0N8

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, Phone Available, Sewer Connected, Water Connected

Interior

Heating	Overhead Heater(s), Natural Gas
Cooling	None

Exterior

Lot Description	City Lot, Level
Roof	Metal
Construction	Metal Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	94
Zoning	I-B

Listing Details

Listing Office	Century 21 Masters