# \$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.



#### **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

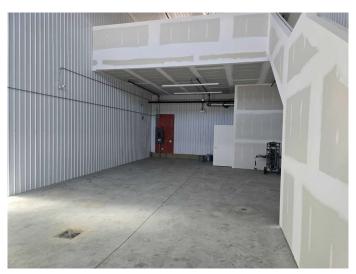
Subdivision River Heights

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

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