

2,3,4, 505 Railway Street W
Cochrane, Alberta

MLS # A2253309



\$900,000

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,865 sq.ft.

Zoning: C-G

Heating: Boiler

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

This Conditional Sale only involved unit 4. units 2 & 3 are still for sale. Discover a rare chance to own a strategically located commercial real estate asset in the heart of Cochrane's vibrant downtown on Railway Street. This offering includes three combined main-floor commercial condo units, totaling 2,865 sq. ft. The property is currently leased to two strong tenants, with 2,321 sq. ft. secured by Broker Link under lease until mid-2027, and an additional 543 sq. ft. leased separately for the same favorable term. Broker Link, a highly reputable tenant, adds exceptional stability and peace of mind for investors. The property is positioned on a busy thoroughfare with excellent visibility and high foot traffic, just half a block from the Cochrane transportation hub, making it convenient and accessible. The well-managed condo association, with solid financials, further supports long-term value. Ample on-site parking is available for tenants and clients, while the units themselves are modern, well-maintained, and attractive to a wide range of businesses, ensuring they will be easily re-rented if ever vacant. Originally purchased as a retirement investment, this property is now ready to be passed on, presenting an exceptional opportunity for investors seeking reliable income streams in a thriving community. Don't miss your chance to own this premier investment in one of Cochrane's most desirable commercial locations. Contact your REALTOR or the listing agent today for full details and supporting materials.