

312 1 Street W  
Cochrane, Alberta

MLS # A2272773

**\$2,117 per month**



**Division:** Downtown

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,538 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** ALL NEGOTIATED ON LEASE TERM

Exceptional Business Location Available Seize the chance to establish your retail, office, studio, or service business in the heart of historic downtown Cochrane, Alberta. With a population exceeding 38,000 residents, Cochrane is recognized as one of the fastest-growing municipalities in Canada. This vibrant community offers an ideal environment for both new and established businesses to thrive. Property Highlights The available leasehold space is situated on the upper floor above the popular Heavenly Outhouse Gift Shop, a location previously occupied by a dress shop. Spanning 1,588 square feet, this site presents prospective tenants with significant advantages, including high foot traffic near the entrance and prominent signage visible to passing vehicles. Local Appeal and Amenities Historic downtown Cochrane is a sought-after destination for both residents and visitors, drawn to its eclectic local shops and well-known attractions such as McKay's ice cream. The downtown area is renowned for hosting a variety of events and festivals, which continually attract crowds and encourage shopping, further supporting local businesses. Take the Next Step Begin the next chapter of your business in this outstanding location. To arrange a viewing appointment, reach out to your commercial Realtor® or contact the listing agent today. Operating cost \$7.55 per sq ft. Lease terms can be negotiated and landlord is willing to offer incentives.