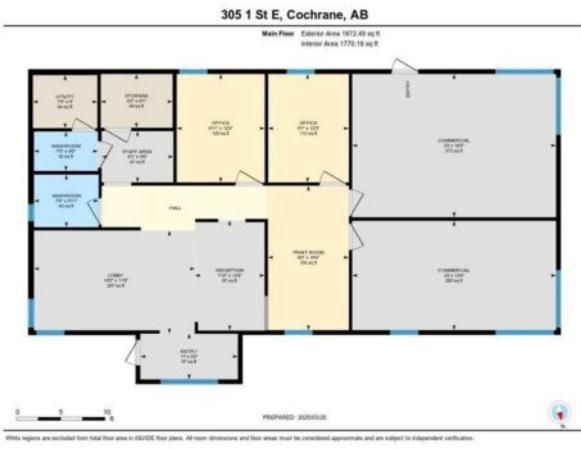




**305 First Street E
Cochrane, Alberta**

MLS # A2281200



\$23 per sq.ft.

Division: Downtown

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,872 sq.ft.

Zoning: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: Central, Forced Air

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: None

Rare opportunity to lease a 1,872 sq. ft. stand-alone building in a high-visibility downtown Cochrane location, directly on one of the town's four rail crossings. Excellent exposure with strong vehicle and pedestrian traffic, great signage opportunities, and ample parking. Currently operating as an educational facility; well suited for medical, wellness, or other professional uses. Flexible layout and very reasonable lease rates. Possession available immediately. Prime location, exposure, and accessibility in the heart of downtown Cochrane.