



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**2, 505 Railway Street W  
Cochrane, Alberta**

**MLS # A2275343**

**\$320,000**



**Division:** Downtown

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 720 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Prime Downtown Cochrane Commercial Condo Bay&ndash; For Sale Individually or Together with Unit 3. An exceptional opportunity for business owners and investors! These 2 modern commercial condo bays in the heart of Downtown Cochrane are available for purchase individually or as a package (see supplements for details). Prime Location &ndash; Situated on Railway Street, directly across from Cochrane Station, this high-visibility, walkable location is in a rapidly growing area, ensuring steady foot traffic and business exposure. Property Highlights: Two bays available &ndash; Ranging from 720 sq. ft., to 897 sq ft . Perfect for owner-occupied businesses or investment rentals. Modern, well-maintained spaces &ndash; Minimal work needed to get up and running. High-demand commercial area &ndash; A fantastic long-term investment opportunity. Ample on-site parking & excellent accessibility. Whether you're looking to establish your own business or expand your investment portfolio, these versatile spaces offer incredible potential in one of Cochrane's most sought-after commercial districts.