



**GRASSROOTS**  
REALTY GROUP

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**313 Ross Avenue  
Cochrane, Alberta**

**MLS # A2276140**



**\$595,000**

**Division:** East End

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 853 sq.ft.

**Zoning:** C-T

**Heating:** Forced Air

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** Stucco

**Water:** -

**Sewer:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.11 Acre

**Lot Feat:** -

**Inclusions:** Refrigerator, Electric Range Stove, Range Hood Fan, Dishwasher, Washer, Dryer, Window Coverings, Toaster Oven, AC Unit, Shed Box In The Backyard, BBQ

Located in Cochrane, this commercial bungalow in a residential style setting offers a flexible workspace suitable for a variety of business uses. Currently occupied by a professional services office, the property is laid out to accommodate both open work areas and private rooms. Added feature for this property included for a live/work setup. Zoned C-T (Commercial Transition) approved uses include professional and business offices, financial and health services, childcare and day home operations, artist studios, personal services, select retail uses, and home occupations (Class 1 & 2). The main level includes a functional kitchen and dining area with stainless steel appliances, a spacious office near the entry, two additional office or meeting rooms, and a 4-piece bathroom. The fully finished lower level provides a large open workspace, two enclosed rooms, a 3-piece bathroom, and a dedicated laundry area with sink and storage. A fenced backyard with patio and mature landscaping offers outdoor space for staff, while the front porch and maintained yard create a professional first impression. The property offers central air conditioning for year-round comfort and a single detached garage for added convenience. This unique mixed-use property combines residential comfort with the functionality of a commercial space.