



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

301, 5 River Heights Drive  
Cochrane, Alberta

MLS # A2291502



**\$479,000**

<b>Division:</b>	River Heights
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	The Stables Signature Bays
<b>Bus. Name:</b>	-
<b>Size:</b>	1,750 sq.ft.
<b>Zoning:</b>	I-B, Industrial Business

<b>Heating:</b>	Overhead Heater(s), Natural Gas, Space Heater	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Cable, Cable Internet Access, Electricity Connected, Nat
<b>Exterior:</b>	Metal Frame, Metal Siding	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.04 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	None		

PHASE 3 NOW PRE-SELLING!! Welcome to Cochrane's Premier Lifestyle Storage Solution! Secure and safe storage for cars, boats, sleds and more with the opportunity to finish the interior to your own preferences. Bays come standard with a 500 square foot mezzanine roughed in for a 3 piece bathroom an 12'4" underside clearance. Finished 2 piece bathroom on the main level. Excellent access is provided through a man door and 14 foot overhead door. Extra height ceilings at 24' and well lit by 4 windows per bay. Each bay features a total 1,750 square feet of space which includes a 25' x 50' main floor and a 25' by 20' foot mezzanine. Access is easy, just off of Highway 22 on the south side of Cochrane.