



GRASSROOTS
REALTY GROUP

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**328 Third Street W
Cochrane, Alberta**

MLS # A2318094



\$349,000

Division: Downtown

Lot Size: 0.15 Acre

Lot Feat: Back Yard, Few Trees, Gentle Sloping

By Town: -

LLD: -

Zoning: R-LD

Water: -

Sewer: -

Utilities: -

Attention Investors or builders! Spanning an impressive 50 x 130 feet with no rear neighbours, this prime parcel offers unique potential for re-zoning to C-HD for Commercial Historic Downtown (currently zoned R-LD for Residential Low Density), opening doors to a multitude of commercial ventures just steps from Cochrane's vibrant core. This lot is located next to properties with C-HD zoning (C-HD allows for Artist Studio/ Professional office/Child Care/Day Home/Dwelling Multi unit/ Fitness studio/ Health care office/Hotel/Retail/Financial service). This property offers exceptional exposure along Highway 1A, drawing attention and clients with ease. A mere block from the vibrant pulse of Downtown Cochrane, this location promises both high visibility and convenient access to local amenities, services, and the lively community atmosphere. Call to book a showing today! The adjacent lot to the west is also for sale MLS A2318121. (32175893)