



**313 FIRST Street E**  
**Cochrane, Alberta**

**MLS # A2150001**



**\$519,000**

**Division:** East End

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** C-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 00

Prime Commercial 9010 sq. ft. Leveled Lot in Cochrane, AB **\*\*Why this lot is a must-see:\*\*** \* Unbeatable Location: Situated on First Street E, this lot is in a high-traffic area with strong visibility and easy access to key roads. \* Thriving Commercial Hub: Located in proximity to established businesses including the bank, professional services, and other commercial properties, ensuring a steady flow of potential customers or clients. \* Pure Potential: A fantastic opportunity for a lot transaction/hold investment &mdash;vacant land ready for you to build to suit your specific needs in a community with strong growth.