



# 120 Sixth Avenue Cochrane Ontario

\$254,900

INCOME GENERATING MULTI USE COMMERCIAL PROPERTY IN THE DOWNTOWN CORE WITH A RESIDENTIAL FLAT ABOVE. MAXIMIZE YOUR BUSINESS EXPOSURE ON THE MAIN FLOOR (WHEEL CHAIR ACCESSIBLE) WHICH OFFERS A LARGE WELCOMING RECEPTION AREA, 2-3 PRIVATE OFFICES, A KITCHEN/LUNCH AREA, AND A RECENTLY ADDED LARGE COMMON SPACE IDEAL FOR MEETINGS, CLASSES OR STORAGE. MANY IMPROVEMENTS OVER THE YEARS BOTH COSMETICALLY AS WELL AS : ELECTRICAL, PLUMBING (WASHROOM), HEATING SYSTEM. THE SECOND FLOOR APARTMENT IS GREAT FOR OFFSETTING OPERATING COSTS ITS APPROXIMATELY 1100 SQ/FT WITH A PRIVATE SEPARATE ENTRANCE, 1-2 BEDROOMS WITH AN OFFICE AREA AND A LARGE WEST FACING LIVING ROOM. THIS SPACIOUS UNIT ALSO COMES WITH A LARGE STORAGE AREA AND ONE PARKING SPACE ON THE REAR SIDE OF THE BUILDING. THERE ARE TWO OFFICE SPACES THAT ARE CURRENTLY NOT LEASED THAT COULD ADD TO THE INCOME OF THIS PROPERTY. A GREAT OPPORTUNITY FOR ANYONE LOOKING TO GROW THEIR REAL ESTATE PORTFOLIO AND THEIR BUSINESS. (id:6769)

Listing Presented By:



Originally Listed by:  
EXP REALTY OF CANADA INC.



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca