



REALTOR®



BOREAL REAL ESTATE LTD., Brokerage

# 1356 Highway 11 Cochrane Ontario

\$1,400,000

Welcome to this well maintained 1333 square foot home and property situated minutes from the town of Cochrane along highway 11. With a 152 acres and AG-1 zoning this unique property's functionality may be appealing to many. The property welcomes you with a beautifully landscaped grounds and lock stone detailing. The main floor consists of large entrance with plenty of closet space, kitchen, dining room, living room, primary suite with walk in closet and ensuite, second bedroom, 4pc washroom, and main floor laundry. The finished lower level features a large den, rec room, bonus room , 3pc washroom and plenty of storage space. Notable features also include Generac system (2023) plenty of chattels included, 35 year shingles (2016), central air (2017), outdoor sun porch, garden shed, pond and plenty of acreage to enjoy recreationally. In addition to the home, the property includes a well established and successful self storage business including 43 enclosed storage units tenanted and practically self serve. The property also includes a large 10,000 SQ.FT. industrial size storage garage/barn that can be used to further your business and provides plenty of room for growth with the possibility of adding more storage space if desired. Within the garage/barn is a heated storage space and two 40 foot storage units with roll up doors. Ample outdoor storage space and installed security cameras ensuring peace of mind for you and your tenants. If you are looking to take on a new business venture that is operable from anywhere this checks all the boxes. Live, work, and earn with this property ideal for entrepreneurs seeking a profitable business with a residential option. (id:6769)

Den 3.5 m X 5.41 m

Recreational, Games room 4.83 m X 7.21 m

Office 3.28 m X 3.6 m

Foyer 3.2 m X 2.01 m

Kitchen 2.69 m X 3.6 m

Dining room 3.74 m X 5.3 m

Living room 3.84 m X 4.9 m

Primary Bedroom 3.88 m X 3.93 m

Bedroom 3.82 m X 1 m

Laundry room 2.7 m X 1.67 m

Listing Presented By:



Originally Listed by:

BOREAL REAL ESTATE LTD.



See

**Mirror**

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