



408 Third Street Cochrane Alberta

\$550,000

Wow! ATTENTION COMMERCIAL/RESIDENTIAL INVESTORS, BUSINESS OWNERS and HOME BUYERS! One-of-a-Kind Opportunity! This is a RARE MIXED-USE PROPERTY in the Historic Downtown District (C-HD) of Cochrane! This FULLY DEVELOPED WALKOUT BUNGALOW is situated on an expansive 50' X 130' (15.23 M X 39.61 M) RECTANGULAR LOT, BACKING ONTO GREENSPACE with NO NEIGHBOURS BEHIND! LIVE or WORK or BOTH! This property boasts over 1,600 SQUARE FEET OF FULLY DEVELOPED INTERIOR SPACE, featuring 3 BEDROOMS + DEN, and 2 FULL BATHROOMS. Many UPDATES/UPGRADES here, including: newer SHINGLES (2017), newer FURNACE (2014), newer HOT WATER TANK (2019), newer WASHER/DRYER (2018), HARDWOOD FLOORING, WOOD-BURNING FIREPLACE, EXPANSIVE BALCONY and DECK OFF THE MAIN LEVEL, CONCRETE PATIO OFF THE LOWER LEVEL and SEPARATE ENTRANCES TO EACH LEVEL! High visibility from Bow Valley Trail (Highway 1A), perfect for business exposure! Permitted/Discretionary Uses for this property are as follows: single-detached dwelling (existing), art studio, business/professional office, child care, community facility, day home, drinking establishment, multi-unit dwelling, eating establishment, education service, government service, financial service, fitness studio, health care office, home occupation, hotel, market, personal service, retail service, temporary commercial service, animal service, bed and breakfast, brewery, winery, distillery, entertainment facility, innovation service, parking facility, and supportive housing! Don't miss out on this incredible opportunity, call today! (id:6769)

Listing Presented By:



Originally Listed by:

MAXWELL CAPITAL REALTY



See

Mirror

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

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