



## 505 Railway Street Cochrane Alberta

\$929,900

Discover a unique chance to acquire a strategically located real estate asset in a bustling area of Cochrane on Railway Street. This offering includes three combined condo units, totaling 2865 sq ft. Lease to 2 tenants, 2321 sq ft leased to Broker Link, with a secure lease in place until mid-2027. Additionally, a 543 sq ft unit is leased separately for the same favorable time period. Excellent Location: Positioned on a busy thoroughfare, ensuring high visibility and foot traffic. Ideal Tenants: Broker Link is a reputable tenant, enhancing the stability of your investment. Strong Condo Association: Well-managed with robust financials, providing peace of mind for investors. Ample Parking: Abundant parking options for tenants and clients, and only 1/2 a block from the Cochrane transportation hub adding convenience. Attractive Space: Well-maintained units that appeal to businesses looking for prime commercial real estate so if this ever becomes vacant it will be easily re-rented. The seller initially acquired this property as a retirement investment, and now, it's time to pass the torch. This is an exceptional opportunity for investors seeking reliable income streams in a thriving location. For further details, be sure to check the attached photos and supplementary materials. Don't miss out on this prime investment! Contact your REALTOR(R) or the listing agent for more details. (id:6769)

Listing Presented By:



Originally Listed by:  
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