



REALTOR®



BOREAL REAL ESTATE LTD., Brokerage

## 1356 Highway 11 Cochrane Ontario

\$1,400,000

Well established and successful self storage business located along Highway 11 just minutes from the Town of Cochrane. Featuring 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. The garage/barn features heated storage space and two 40 foot storage units with roll up doors within. This unique property is zoned AG-1 and includes 152 acres that can also appeal to farmers who may wish to use the space for agricultural purposes. Ample outdoor storage space and installed security cameras ensuring peace of mind for you and your tenants. Furthermore the property consists a well maintained home 1333 square foot home including a functional primary suite with walk in closet and ensuite, second bedroom, 4pc washroom, spacious entrance, main floor laundry, living room and kitchen/dining room. 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 beautifully landscaped lock stoned detailed yard including trails for recreation. 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)

Listing Presented By:



Originally Listed by:  
BOREAL REAL ESTATE LTD.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca