



## 21 Fifth Street Cochrane Ontario

\$2,699,900

This outstanding commercial opportunity is located on the west periphery of Cochrane, Ontario, offering a unique combination of visibility, versatility, and modern construction. Situated on 2.14 acres, the property is zoned Linear Mixed Commercial, allowing for a wide range of industrial and commercial uses, from warehousing and distribution to manufacturing, trade services, or large-format retail. The site features a fully rebuilt commercial retail building, completed in July 2020, providing high-quality infrastructure and contemporary design. In addition to the retail space, the property includes a large commercial warehouse and multiple ancillary storage buildings, with a combined total of over 36,000 square feet of usable space. The layout supports a variety of operational needs, whether for a single user or multiple tenants. Ample on-site parking, ease of access for large vehicles, and excellent exposure to surrounding traffic corridors make this property highly functional and attractive for industrial users. This is a rare opportunity to acquire a high-quality, move-in-ready commercial asset in a northern community. Whether for owner-occupation or investment, this property checks all the boxes for long-term value and flexibility. (id:6769)

Listing Presented By:



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REVEL REALTY INC.

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