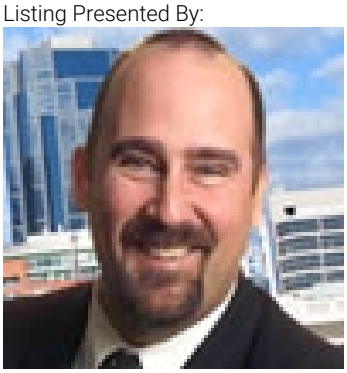


22 Fifth Avenue Cochrane Ontario

$610,000

Welcome to this exceptionally maintained property that showcases outstanding curb appeal. This cash-flow-positive property would make a great addition to your investment portfolio and provide the flexibility of a unique mixed-use commercial opportunity. Situated on a highly visible corner lot with ample parking and a C3-1 zoning, this property features two separate buildings offering a total of 4 office units, 1 residential apartment, and 1 garage unit. The newer building, constructed in 2012, offers over 2,600 sq. ft., while the adjacent building provides an additional 1,400+ sq. ft. Each unit is thoughtfully equipped with in-floor heating, air exchangers, utility sinks, hot water on demand, and air conditioning. With established, long-standing tenants already in place, this property offers steady rental income and a great opportunity to own a versatile property with multiple revenue streams. Whether you're looking to expand your portfolio or secure a commercial property with space and flexibility, this one is worth a look. (id:6769)

Listing Presented By:



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REVEL REALTY INC.

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