



## 225 River Avenue Cochrane Alberta

\$1,575,000

Prime Industrial Lot in Central Cochrane. This expansive industrial property is a unique opportunity in the heart of central Cochrane. Located on the busy and highly visible River Avenue with additional frontage on Charlesworth Avenue, this lot offers exceptional access and exposure for any industrial business. The Lot Size: 100' x 246' (24,600 sq ft), providing ample space for your business operations and future growth. The Building is a sturdy 2,250 sq ft concrete block structure with new shingles in November 2024, perfect for interior work, offices, or additional storage needs. Plus there is a 2,700 sq ft tent structure provides excellent covered dry storage for larger equipment or materials. Approximately 90% of the lot is covered in asphalt, making it ideal for heavy machinery, parking, or outdoor storage. Additional Income Opportunity: At the rear of the lot, a smaller structure generates consistent revenue, adding an additional financial benefit to this excellent industrial offering. Ask for details or read the supplements. (id:6769)

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca