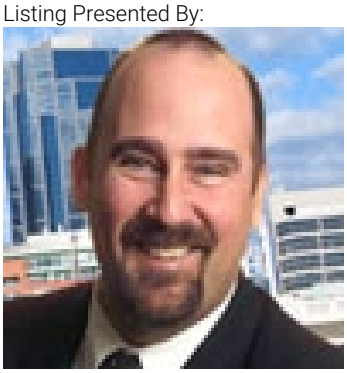


229 Charlesworth Avenue Cochrane Alberta

$6,300,000

NEW LISTING!! Former Bow Ridge Sports building in Cochrane. This 13,200 square foot concrete and steel retail/industrial building, built in 2008, combines showroom, office space with a shop area and sits on a level, paved 0.54-acre site zoned I-G (Industrial General) with full municipal services. The main floor has 12 foot clear heights and 9 foot clear heights on the second floor. The building has an additional 6,450 square feet in the basement that accessible via heater car ramp with 12 foot ceiling heights that has been used for service with make up air units and could be used for parking. The building is vacant and available for immediate possession, making it well suited to an owner-user looking to occupy right away or an investor looking to place a new tenant. The property is also offered for lease at $25.00 per sq ft net. The adjacent vacant parcel is also available from the same owner, offering the potential for additional yard space or future expansion. (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Masters

RE/MAX Realty Professionals

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