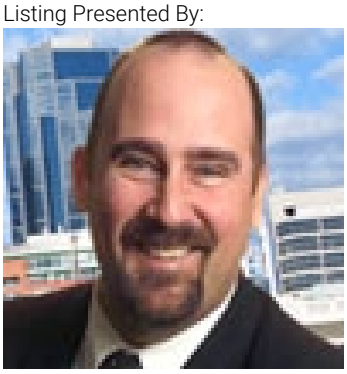


255 Rockland Avenue Cochrane Alberta

$2,535,000

The Greystone hotel site is 1.95 acres in size, and zoned Commercial - General which allows up to 8-storeys in height to be built.The hotel site is graded with deep utilities installed and concrete curbs/sidewalks. The site is shovel-ready, fully-zoned, subdivided and serviced. Greystone is the largest active development project within Cochrane at present, and upon completion, the Hotel site will be an attractive and significant new feature to the town.The hotel site is adjacent to the fully operational 325,000 square foot Spray Lakes Sawmills Family Sports Centre, home to three hockey rinks, six curling rinks, a running track, fitness facility, aquatics centre, basketball courts, field hockey, etc.).The Hotel's location will present a significant opportunity to drive customers from sporting and cultural events as guests.A 10-acre regional sports field was constructed in spring 2025, directly south of the hotel site and includes 20 pickle ball courts(qualifies for national tournaments), 2 full sized baseball diamonds, a tennis and basketball court, children's play structures, informal open space areas and washroom facilities.Adding to these amenities the downtown core of Cochrane is located within a short, one to two-minute drive from the Greystone development and hotel site. A variety of recognized retail chains are already located here.Other nearby attractions to the subject site include the 9-hole Cochrane Golf Club, situated just a short distance west of River Avenue, as well as the 18-hole Links of GlenEagles Golf Club.The Hotel's location can present a significant opportunity to drive customers from sporting and cultural events as well as tourists and guests visiting Cochrane, Alberta.There is also a very quaint, historic section in downtown Cochrane with several old, preserved homes, stores, and businesses, which feature Cochrane's rich western-inspired arc...

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