



BOREAL REAL ESTATE LTD., Brokerage

288 First Avenue Cochrane Ontario

\$649,900

Excellent opportunity to own a versatile commercial building located in the Town of Cochrane, Ontario. Situated in an R1 zoning area with legal non-conforming status, this property is recognized under Section 3.6 Existing Uses and Lots of the Town of Cochrane Zoning By-law and Section 34(9) of the Planning Act, permitting the continuation of its established uses. The property's current and continuing uses include an automobile mechanic shop, office space, warehouse, storage depot, and parking area. The solid steel and concrete block structure features multiple overhead bay doors, a drive-in loading area with a dock, high ceilings, and spacious shop areas, all of which are suitable for a range of commercial or light industrial applications. Additional features include two walk-in cooler/freezer rooms, updated LED lighting, a service bay with a hoist, and ample outdoor parking. The front portion offers bright office and reception areas, a kitchen, bathroom, and additional administrative rooms. The basement provides generous storage and utility space. Heated by natural gas with 400-amp electrical service, this property presents an excellent investment or owner-operator opportunity in a high-visibility location just minutes from Highway 11. All buyers are advised to verify intended uses directly with the Town of Cochrane to confirm the continuation of the legal non-conforming use. (id:6769)

Listing Presented By:



Originally Listed by:
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