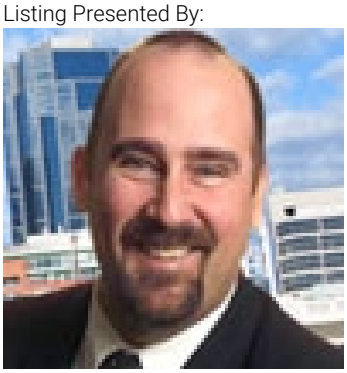


328 Third Street Cochrane Alberta

$329,000

Attention Investors or builders! Spanning an impressive 50 x 130 feet with no rear neighbours, this prime parcel offers unique potential to build your dream home or to re-zone from Residential Low Density (R-LD) to Commercial Historic Downtown (C-HD), opening doors to a multitude of commercial ventures just steps from Cochrane's vibrant core. This lot is located next to C-HD properties, which allows for: Business/Professional/Health Care Offices, Financial/Retail/Child Care/Education Services, Day Home, Eating Establishment, Artist/Fitness Studios, Multi-Unit Dwelling, plus more! This property offers exceptional exposure along Highway 1A, drawing attention and clients with ease. A mere block from the vibrant pulse of Downtown Cochrane, this location promises both high visibility and convenient access to local amenities, services, and the lively community atmosphere. Call to book a showing today! THE ADJACENT LOT TO THE WEST IS ALSO AVAILABLE FOR PURCHASE, WHICH WOULD OFFER 13,000 SQ FT OF COMBINED LAND AND 100 FT TOTAL FRONTAGE. DETAILS CAN BE VIEWED ON MLS LISTING #A2347518. (id:6769)

Listing Presented By:



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