

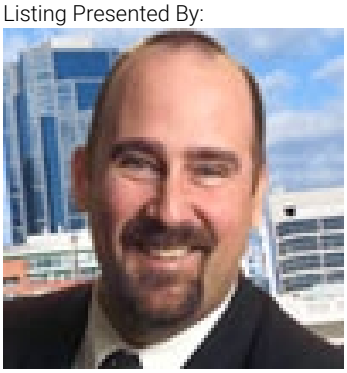
332 Third Street Cochrane Alberta

$499,000

This charming home sits on a generous 50 x 130 ft lot with exciting redevelopment potential near downtown Cochrane. A fully finished home today, combined with zoning considerations, makes this a compelling opportunity in a high-demand location. This unique property is one of the last remaining of its kind in downtown Cochrane. This character-filled home features a bright living room and two comfortable bedrooms on the main floor, while the fully developed lower level adds a third bedroom, a recreation room, and a bar area. Step outside to the backyard that provides a quiet, private setting with no neighbours behind, and a front yard with ample street parking and a private driveway leading to a carport. This property offers the unique potential to renovate, 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! THE ADJACENT LOT TO THE EAST 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 #A2347519. Whether you're looking to live in, invest, or explore redevelopment possibilities, this property offers flexibility, location, and long-term upside in one of Cochrane's most desirable areas. (id:6769)

3pc Bathroom 11.25 Ft x 4.75 Ft
Bedroom 10.92 Ft x 7.92 Ft
Laundry room 10.00 Ft x 10.25 Ft
Recreational, Games room 12.25 Ft x 25.92 Ft
Furnace 11.25 Ft x 5.42 Ft
Kitchen 11.08 Ft x 11.83 Ft
Living room 11.92 Ft x 18.50 Ft
Primary Bedroom 11.92 Ft x 12.42 Ft
Bedroom 11.08 Ft x 8.92 Ft
4pc Bathroom 7.75 Ft x 5.00 Ft

Listing Presented By:



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