



## 408 3 Street Cochrane Alberta

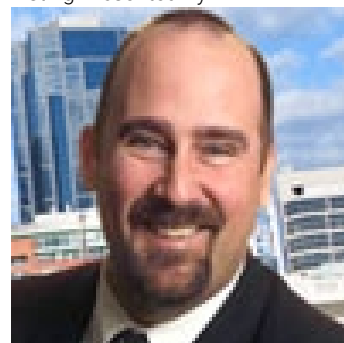
\$550,000

ATTENTION COMMERCIAL AND RESIDENTIAL INVESTORS, DEVELOPERS, BUSINESS OWNERS and HOME BUYERS! This is a RARE opportunity to own a MIXED-USE PROPERTY in a perfect location within the Historic Downtown District (C-HD) of Cochrane. This walk-out bungalow is situated on an expansive 50' X 130' (15.23 M X 39.61 M) rectangular lot backing onto greenspace. Absolutely amazing location with High visibility from Bow Valley Trail (Highway 1A), perfect for business exposure or multi-unit dwelling. Permitted/Discretionary Uses for this property are as follows: single-detached dwelling (existing), art studio, business/professional office, child care, community facility, day home, drinking establishment, multi-unit dwelling, eating establishment, education service, government service, financial service, fitness studio, health care office, home occupation, hotel, market, personal service, retail service, temporary commercial service, animal service, bed and breakfast, brewery, winery, distillery, entertainment facility, innovation service, parking facility, and supportive housing! Don't miss out on this incredible opportunity, call today! (id:6769)

3pc Bathroom 10.25 Ft x 12.00 Ft  
Bedroom 10.33 Ft x 13.92 Ft  
Laundry room 5.08 Ft x 3.00 Ft  
Living room 17.58 Ft x 16.92 Ft  
Primary Bedroom 10.50 Ft x 14.08 Ft  
Furnace 3.42 Ft x 5.92 Ft

4pc Bathroom 8.08 Ft x 8.33 Ft  
Bedroom 9.25 Ft x 11.50 Ft  
Dining room 9.67 Ft x 11.50 Ft  
Kitchen 9.58 Ft x 13.00 Ft  
Living room 11.17 Ft x 19.75 Ft  
Sunroom 6.75 Ft x 10.92 Ft

Listing Presented By:



Originally Listed by:  
Standard Realty Co.

**RE/MAX Realty Professionals**

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