



312 Third Street Cochrane Alberta

\$1,260,000

Prime investment property with highway frontage in Cochrane. Commercial and Residential!! The updated 1A highway will give this property cul de sac frontage to the highway and easy in and out access. This building consists of three units. Top floor is tenant rented 1 bedroom plus office with own utilities, wood burning 2sided fireplace, front balcony with mountain views. Full kitchen, laundry room. 1224 sf. 1 and half baths. Chair lift on stairs included. Bright and open concept. Own private access. The second or middle floor is the office space. Also 1224 sf. Open floor plan with private (double french doors) office, 2 -1/2 baths, kitchenette, private entrance front and back with balcony or deck. Lower level is another suite with one bedroom, office, jack n Jill closet, 4pc bathroom with side by side washer /dryer,, gas fireplace, full kitchen. 1084 sf. Use for private small business or residential. . Own private entrance. Double detached garage 20x20 with 16 ft door, uninsulated. Use for storage and or rent out separately. Total square footage for three levels is 3532sf finished. Mechanical room and electrical panels in basement . New shingles on roof of building and garage June 2021. Wheelchair accessibility. Paved driveway with 6-8 parking stalls , double detached garage, plus front street. Lots of privacy with large stone retaining wall, trees, and private hill behind. Mountain and downtown views from the front of the building. (id:6769)

Listing Presented By:



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