$1,999,000 - 107 First Avenue W, Cochrane

MLS® #A2264435

$1,999,000
0 Bedroom, 0.00 Bathroom,
Commercial on 0.16 Acres

Downtown, Cochrane, Alberta

Discover the potential with this commercial property nestled in the vibrant and growing town of Cochrane. Offering a generous 4,427 square feet, this historic site currently hosts a happy trifecta of long-standing tenants: a bustling beauty salon, a charming shoe store, and a well-stocked large bookstore. All tenants have a solid track record of over a decade and have expressed eagerness to renew their leases. With an appealing 6.2% cap rate, this property not only provides immediate, stable cash flow but also offers exciting prospects for future development. The zoning allows for a variety of uses, making it adaptable to changing business landscapes or increasing community needs. Strategically positioned, the property puts you within short walking distances to key community spots. Itâ€™s a hop away from the Cochrane High School and a skip to the M&M Food Market. Also, the picturesque views at Cochrane Park are just a stone's throw away, ensuring you're never far from a relaxing natural retreat. This downtown gem is perfect for investors looking to capitalize on Cochraneâ€™s growth while securing a property steeped in community history. Whether youâ€™re looking to maintain its current uses or explore new opportunities, this commercial space offers a foundation ripe with potential.

Built in 1970

Essential Information

MLS® #	A2264435
Price	$1,999,000
Bathrooms	0.00
Acres	0.16
Year Built	1970
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	107 First Avenue W
Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1A5

Amenities

Parking Spaces	6

Additional Information

Date Listed	October 24th, 2025
Days on Market	11
Zoning	C-HD

Listing Details

Listing Office	RE/MAX iRealty Innovations

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