

# \$1,350,000 - 365 Railway Street W, Cochrane

MLS® #A2096461

**\$1,350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.34 Acres

Downtown, Cochrane, Alberta

**BACK ON THE MARKET!** Right in the heart of Cochrane! Super versatile building. Large warehouse/shop with a 2000 sq ft main floor and 536 sq ft Boardroom/Office Mezzanine above. Both areas have In-Floor Heat. Additionally for your comfort and health there is a fresh air HVAC system and separate fan for Warehouse /Shop Area. Nice front entrance with a solid custom door and hand made metal staircase to the upper level. Beautiful bathroom with large shower will wow you! The lot size is 14775 sq ft and has a custom metal gate to large secure parking area at rear. This lot is fully fenced with a terrific central location and a multitude of possibilities for future use and development.

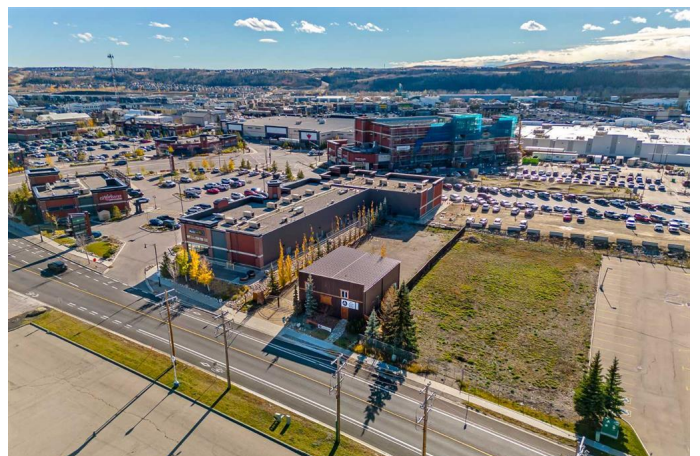
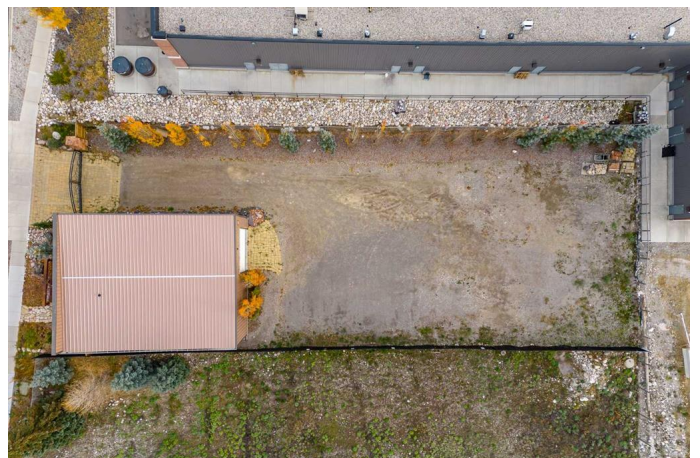
Built in 2012

## Essential Information

MLS® #	A2096461
Price	\$1,350,000
Bathrooms	0.00
Acres	0.34
Year Built	2012
Type	Commercial
Sub-Type	Warehouse
Status	Active

## Community Information

Address 365 Railway Street W



Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1B7

### **Interior**

Heating	Boiler, In Floor, Natural Gas, See Remarks
---------	--

### **Exterior**

Roof	Metal
Construction	Metal Siding, Wood Siding
Foundation	Slab

### **Additional Information**

Date Listed	December 7th, 2023
Days on Market	641
Zoning	DC-02

### **Listing Details**

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.