

\$21 - 133 River Avenue, Cochrane

MLS® #A2243300

\$21

0 Bedroom, 0.00 Bathroom,
Commercial on 0.14 Acres

Industrial., Cochrane, Alberta

Prime Commercial Office/Shop Space on River Ave – Cochrane DT Industrial Area for lease a move-in-ready commercial office/shop space in Cochrane’s Downtown Industrial Area. This property offers 2,400 sqft+/- good mix of office space/retail with warehouse, rear access with 2 bay doors, front and rear parking. This property has ease of accessibility, visibility, and functionality makes it the perfect choice to establish your business. This is a triple net lease; asking \$21psf escalating throughout the term of the lease plus \$4.52p.s.f operating costs.

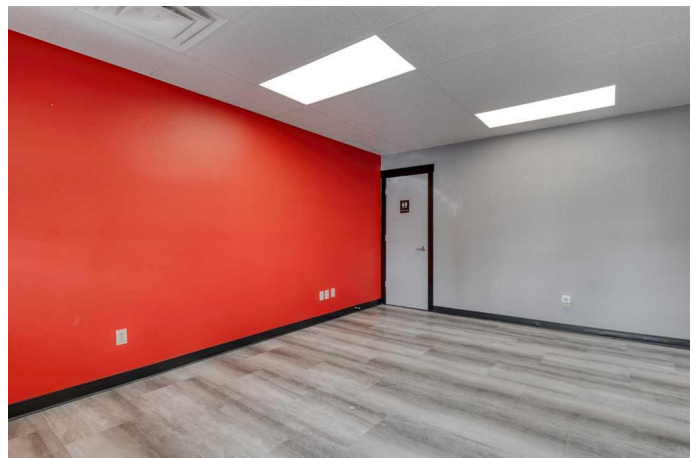
Built in 1993

Essential Information

MLS® #	A2243300
Price	\$21
Bathrooms	0.00
Acres	0.14
Year Built	1993
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	133 River Avenue
Subdivision	Industrial.
City	Cochrane
County	Rocky View County



Province	Alberta
Postal Code	T4C2C2

Amenities

Parking Spaces	6
----------------	---

Interior

Heating	Forced Air, Natural Gas, Overhead Heater(s)
---------	---

Exterior

Lot Description	Back Lane, Level, Street Lighting
-----------------	-----------------------------------

Roof	Asphalt/Gravel, Flat
------	----------------------

Foundation	Poured Concrete, Slab
------------	-----------------------

Additional Information

Date Listed	July 25th, 2025
-------------	-----------------

Days on Market	76
----------------	----

Zoning	I-G
--------	-----

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.