

# \$375,000 - 3, 206 Fifth Avenue W, Cochrane

MLS® #A2196683

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.11 Acres

Downtown, Cochrane, Alberta

Seize this incredible opportunity to own a commercial retail bay in the thriving Points West Shopping Centre! Strategically located in a high-traffic area, this space surrounded by major national and local businesses, including a bank dental center, chiropractic clinic, Walmart, McDonald's and more. with excellent visibility, accessibility, and foot traffic, this retail bay is ideal for a variety of businesses looking to establish or expand their presence in a bustling commercial hub. Whether you're a retailer, service provider, or specialty shop, this location offers the perfect setting to attract customers and grow your business. Don't miss out on this rare investment opportunity-contact us today for more details !

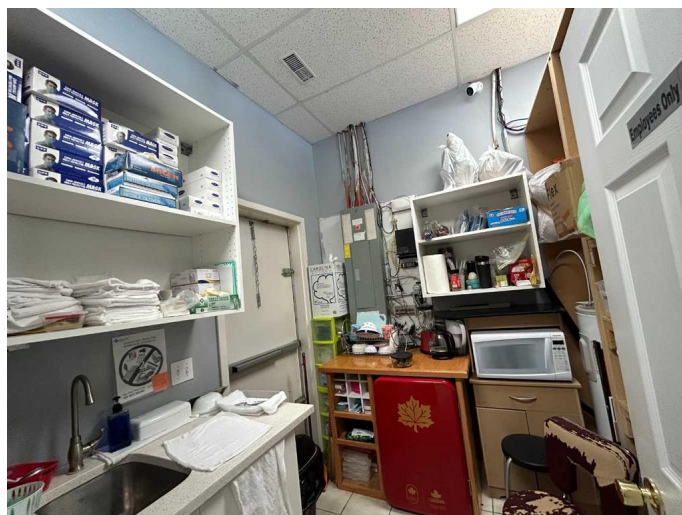
Built in 1999

## Essential Information

MLS® #	A2196683
Price	\$375,000
Bathrooms	0.00
Acres	0.11
Year Built	1999
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address 3, 206 Fifth Avenue W



Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1X3

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	71
Zoning	C-G

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.