

\$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 â€” Cochrane DT Industrial Area for lease a move-in-ready commercial office/shop space in Cochraneâ€™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(tenants responsible for building costs, property taxes, building insurance, landscaping/snow removal) asking base rental rate of \$21psf.

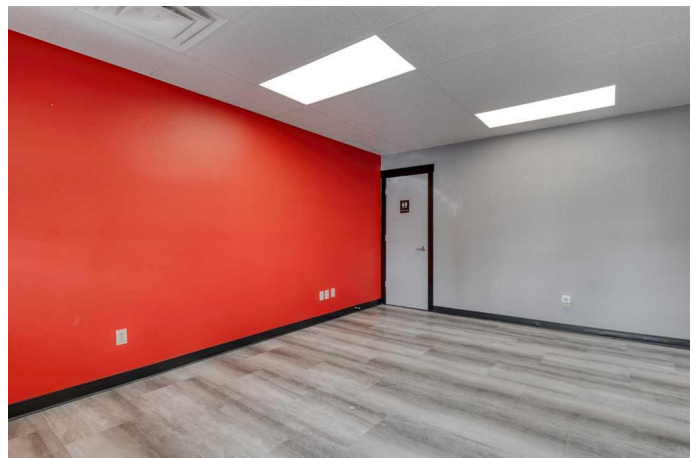
Built in 1993

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

Exterior

Lot Description	Level, Back Lane, Street Lighting
Roof	Asphalt/Gravel, Flat
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	July 25th, 2025
Days on Market	116
Zoning	I-G

Listing Details

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

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.