

\$875,000 - 217 Second Ave & 216 Third Avenue W, Cochrane

MLS® #A2270580

\$875,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.25 Acres

Downtown, Cochrane, Alberta

Investors and Developers have a look at this centrally located property next to the 1A Hwy in Cochrane. Ideally situated these two lots have fantastic highway exposure and are available as a packaged deal! With over 11,050 sq.ft. of land zoned Historic Downtown District. Zoning allows Maximum 6 story building subject to Town of Cochrane approval. With access available off of 2nd Street West via easement across 209 Second Ave W, this land is prime property for your next project. Property on the north side is also available to purchase giving you a larger land base. Check MLS #A2270604

Built in 1937

Essential Information

MLS® #	A2270580
Price	\$875,000
Bathrooms	0.00
Acres	0.25
Year Built	1937
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	217 Second Ave & 216 Third Avenue W
Subdivision	Downtown



City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2E7

Additional Information

Date Listed	November 12th, 2025
Days on Market	5
Zoning	C-HD

Listing Details

Listing Office	Royal LePage Benchmark
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