

# \$22 - 3, 185 First Street E, Cochrane

MLS® #A2203253

**\$22**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.00 Acres

Downtown, Cochrane, Alberta

Prime Restaurant or Retail Space for Lease  
â€“ 4,639 sq. ft.

Looking for the perfect location to launch or expand your business? This 4,639 sq. ft. space is ideal for a restaurant or retail operation, featuring a large seating area, a beautiful patio, and a make-up air unit already in place.

Key Features:

- ? Spacious Layout â€“ 4,639 sq. ft. with ample room for dining or retail displays
- ? Beautiful Patio â€“ Expand your seating and create an inviting outdoor experience
- ? Two Large Garage Doors â€“ Seamlessly blend indoor and outdoor spaces for a vibrant summer atmosphere
- ? High-Traffic Location â€“ Situated next to the town post office for maximum exposure
- ? Ample Parking â€“ Plenty of spaces for customers and staff
- ? Competitive Lease Rates â€“ Only \$22 per sq. ft.

This is the prime space you've been looking for! Check out the aerial photo for a better view of this fantastic location.

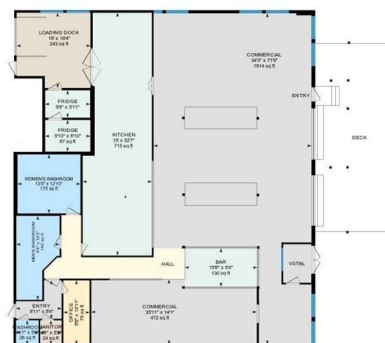
Built in 2000

## Essential Information



185 1 St E, Cochrane, AB

Main Floor Exterior Area 4639.87 sq ft  
Interior Area 4485.18 sq ft



0 6 12  
ft

PREPARED: 2025/03/14

White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

MLS® #	A2203253
Price	\$22
Bathrooms	0.00
Acres	1.00
Year Built	2000
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	3, 185 First Street E
Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1B1

### **Exterior**

Roof	Shake, Tar/Gravel
Construction	Cedar

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	37
Zoning	C-G

### **Listing Details**

Listing Office	CIR Realty
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