



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



Main Photo

Property Description

Prime Restaurant or Retail Space for Lease – 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 – 4,639 sq. ft. with ample room for dining or retail displays
- ? Beautiful Patio – Expand your seating and create an inviting outdoor experience
- ? Two Large Garage Doors – Seamlessly blend indoor and outdoor spaces for a vibrant summer atmosphere



P:

- ? High-Traffic Location – Situated next to the town post office for maximum exposure
- ? Ample Parking – Plenty of spaces for customers and staff
- ? Competitive Lease Rates – 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.

REALTOR Referral



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