



510, 5 River Heights Drive , Cochrane, Alberta - \$530,000



Main Photo

Property Description

This exceptional 1,750 sq. ft. condominium storage bay offers the ultimate flexibility—perfect for running a business or providing secure, climate-controlled storage for cars, boats, business inventory, and more. Located in a gated, secure compound just off Highway 22 on the south side of Cochrane, this property combines functionality with high-end finishes.

The main level (24' x 50') features a 14' overhead door plus man door for easy access, soaring 24' ceilings, and abundant natural light. A finished 2-piece bathroom, forced air gas furnace, and hydronic in-floor heating with a high-end boiler ensure year-round comfort. The epoxy floors, custom cabinets, workbench, mop sink, and bright, open space make it ready for immediate use.

Upstairs, the mezzanine (24' x 16') offers an open railing overlooking the main floor, an unspoiled loft with bathroom rough-in, and endless possibilities—office space, lounge area, or additional storage.

Whether you're seeking a secure place for valuable equipment and vehicles or a versatile commercial

workspace, this bay delivers premium features, exceptional access, and a prime Cochrane location.

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