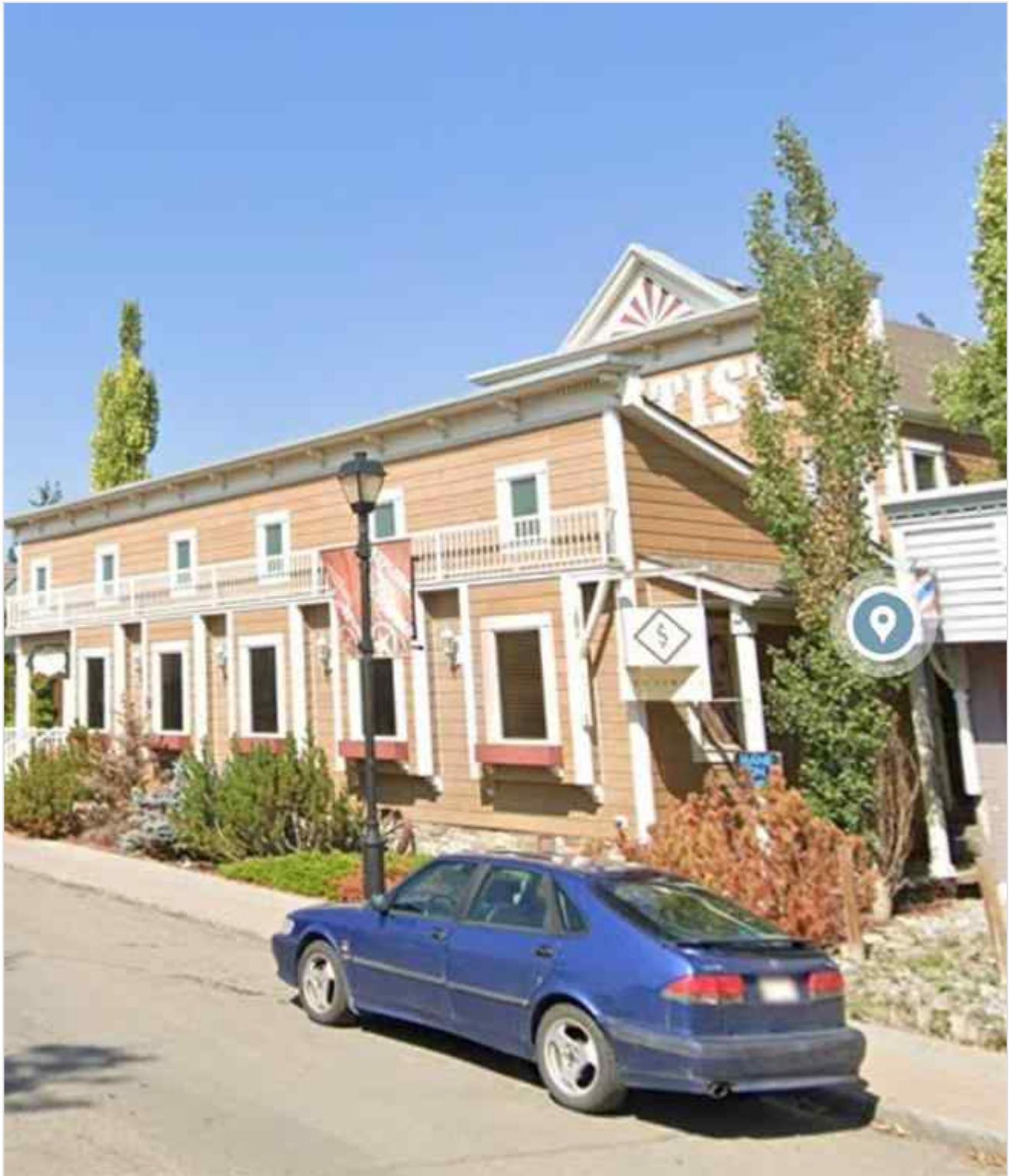




Upper Front, 508 FIRST Street W, Cochrane, Alberta - \$18



Property Description

An exceptional opportunity awaits in Cochrane's vibrant historic district. This 750 sq. ft. commercial space is perfectly positioned on a bustling street, benefiting from a high traffic area. The property is currently configured as a hair salon with five chairs, two washing stations, and storage. However, its versatile layout and (C-HD) Historical Commercial District zoning open the door to a wide array of business ventures.

Cochrane is a community on the rise. With a forecasted population reaching over 40,000 residents by the end of 2025, the town is experiencing rapid growth, which directly translates into a growing customer base for local businesses. This location offers a chance to tap into a continually expanding market. Key Features:

Bright and Open Space: The unit features an open layout and is filled with natural light from skylights, creating an inviting and dynamic atmosphere.

Cost-Effective Lease: The Common Area Maintenance (CAM) fee is only \$16 per square foot and includes utilities, simplifying your operating budget.

Permitted Uses:

The (C-HD) zoning is incredibly flexible, allowing for diverse business opportunities. Some of the permitted uses include:

- * Personal Service: Ideal for a spa, aesthetics clinic, or another salon.
- * Health Care Office: Suitable for a massage therapist, chiropractor, or other health and wellness professionals.
- * Artist Studio: A great fit for a gallery or studio space for creative professionals.

Don't miss out on the chance to establish your business in a location that combines historic charm with a growing, dynamic market. Contact us today to schedule a viewing and explore the possibilities!

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: Royal LePage Benchmark



P: