

# \$23 - 305 First Street E, Cochrane

MLS® #A2210355

**\$23**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Cochrane, Alberta

For Lease â€“ Prime Stand-Alone Building in  
Downtown Cochrane

Donâ€™t miss this unique opportunity to lease a stand-alone building in one of Cochraneâ€™s busiest and most visible locations â€“ right on one of the townâ€™s four rail crossings. Offering 1,872 sq ft of versatile space, this well-located property features excellent parking, high foot and vehicle traffic, and fantastic visibility for signage and branding. Currently operating as an educational facility, the layout lends itself perfectly to a variety of professional uses â€“ ideal for a medical office, wellness clinic, or other professional services. Flexible, very reasonable lease rates available for possession between July and October. Location, exposure, and accessibility â€“ this spot has it all. picture your practice or business in the heart of downtown Cochrane.

Built in 2000

## Essential Information

MLS® #	A2210355
Price	\$23
Bathrooms	0.00
Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Office



Status                      Active

**Community Information**

Address                      305 First Street E  
Subdivision                  Downtown  
City                            Cochrane  
County                        Rocky View County  
Province                      Alberta  
Postal Code                  T4C 1Z3

**Amenities**

Parking Spaces            20

**Interior**

Heating                      Natural Gas  
Cooling                       Central Air

**Exterior**

Construction               Wood Frame

**Additional Information**

Date Listed                  April 10th, 2025  
Days on Market            11

**Listing Details**

Listing Office               CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.