

**510, 5 River Heights Drive
Cochrane, Alberta**

MLS # A2248763



\$530,000

Division:	River Heights
Type:	Warehouse
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,916 sq.ft.
Zoning:	I-B

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	0.05 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	n/a		

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.