

**2,3,4, 505 Railway Street W
Cochrane, Alberta**

MLS # A2253309



\$900,000

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,865 sq.ft.

Zoning: C-G

Heating: Boiler

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

This Conditional Sale only involved unit 4. units 2 & 3 are still for sale. Discover a rare chance to own a strategically located commercial real estate asset in the heart of Cochrane's vibrant downtown on Railway Street. This offering includes three combined main-floor commercial condo units, totaling 2,865 sq. ft. The property is currently leased to two strong tenants, with 2,321 sq. ft. secured by Broker Link under lease until mid-2027, and an additional 543 sq. ft. leased separately for the same favorable term. Broker Link, a highly reputable tenant, adds exceptional stability and peace of mind for investors. The property is positioned on a busy thoroughfare with excellent visibility and high foot traffic, just half a block from the Cochrane transportation hub, making it convenient and accessible. The well-managed condo association, with solid financials, further supports long-term value. Ample on-site parking is available for tenants and clients, while the units themselves are modern, well-maintained, and attractive to a wide range of businesses, ensuring they will be easily re-rented if ever vacant. Originally purchased as a retirement investment, this property is now ready to be passed on, presenting an exceptional opportunity for investors seeking reliable income streams in a thriving community. Don't miss your chance to own this premier investment in one of Cochrane's most desirable commercial locations. Contact your REALTOR® or the listing agent today for full details and supporting materials.