

**508, 5 River Heights Drive  
 Cochrane, Alberta**

**MLS # A2255502**



**\$449,000**

**Division:** River Heights

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,823 sq.ft.

**Zoning:** I-B

**Heating:** Forced Air

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Hose on wall

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.05 Acre

**Lot Feat:** -

Discover the ultimate luxurious storage solution in the brand new bays at The Stables Signature Bays, conveniently located just off Highway 22x for easy access. These bays are commercially zoned creating versatility to be used for business or personal use. They have been thoughtfully designed with the highest quality build, constructed of steel, creating a longer lasting and higher durability design. This incredible space is designed to accommodate all your toys, from RVs to boats and beyond. Featuring polyaspartic flooring for durability and easy maintenance, along with 25-foot ceilings and 14x14-foot doors, every inch of this storage unit is optimized for functionality. With a 2-piece bathroom for added convenience and a man door entrance for easy access, storing and retrieving your belongings has never been easier. Plus, with parking space for two vehicles outside each unit, your vehicles are secure and accessible whenever you need them. This unit is heated and equipped with hot water, ensuring that your belongings are protected from the elements year-round. Say goodbye to clutter and hello to peace of mind with this unparalleled space. With the ability to add a wet bar or bathroom in the mezzanine, the possibilities to expand this space are endless!