

**313 Ross Avenue
Cochrane, Alberta**
MLS # A2276140

\$615,000
Division: East End

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 853 sq.ft.

Zoning: C-T

Heating: Forced Air

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle

Utilities: -

Exterior: Stucco

Parking: -

Water: -

Lot Size: 0.11 Acre

Sewer: -

Lot Feat: -

Inclusions: Refrigerator, Electric Range Stove, Range Hood Fan, Dishwasher, Washer, Dryer, Window Coverings, Toaster Oven, AC Unit, Shed Box In The Backyard, BBQ

Located in Cochrane, this commercial bungalow in a residential style setting offers a flexible workspace suitable for a variety of business uses. Currently occupied by a professional services office, the property is laid out to accommodate both open work areas and private rooms. Added feature for this property included for a live/work setup. Zoned C-T (Commercial Transition) approved uses include professional and business offices, financial and health services, childcare and day home operations, artist studios, personal services, select retail uses, and home occupations (Class 1 & 2). The main level includes a functional kitchen and dining area with stainless steel appliances, a spacious office near the entry, two additional office or meeting rooms, and a 4-piece bathroom. The fully finished lower level provides a large open workspace, two enclosed rooms, a 3-piece bathroom, and a dedicated laundry area with sink and storage. A fenced backyard with patio and mature landscaping offers outdoor space for staff, while the front porch and maintained yard create a professional first impression. The property offers central air conditioning for year-round comfort and a single detached garage for added convenience. This unique mixed-use property combines residential comfort with the functionality of a commercial space.