

**301, 5 River Heights Drive
Cochrane, Alberta**

MLS # A2291502



\$479,000

Division:	River Heights
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	The Stables Signature Bays
Bus. Name:	-
Size:	1,750 sq.ft.
Zoning:	I-B, Industrial Business

Heating:	Overhead Heater(s), Natural Gas, Space Heater	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Cable, Cable Internet Access, Electricity Connected, Nat
Exterior:	Metal Frame, Metal Siding	Parking:	-
Water:	-	Lot Size:	0.04 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	None		

PHASE 3 NOW PRE-SELLING!! Welcome to Cochrane's Premier Lifestyle Storage Solution! Secure and safe storage for cars, boats, sleds and more with the opportunity to finish the interior to your own preferences. Bays come standard with a 500 square foot mezzanine roughed in for a 3 piece bathroom an 12'4" underside clearance. Finished 2 piece bathroom on the main level. Excellent access is provided through a man door and 14 foot overhead door. Extra height ceilings at 24' and well lit by 4 windows per bay. Each bay features a total 1,750 square feet of space which includes a 25' x 50' main floor and a 25' by 20' foot mezzanine. Access is easy, just off of Highway 22 on the south side of Cochrane.