

# \$549,000 - 602, 5 River Heights Drive, Cochrane

MLS® #A2214625

**\$549,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.04 Acres

River Heights, Cochrane, Alberta

Own instead of rent for your small business!!!  
Bays come standard with 1,250 square foot main floor and 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.

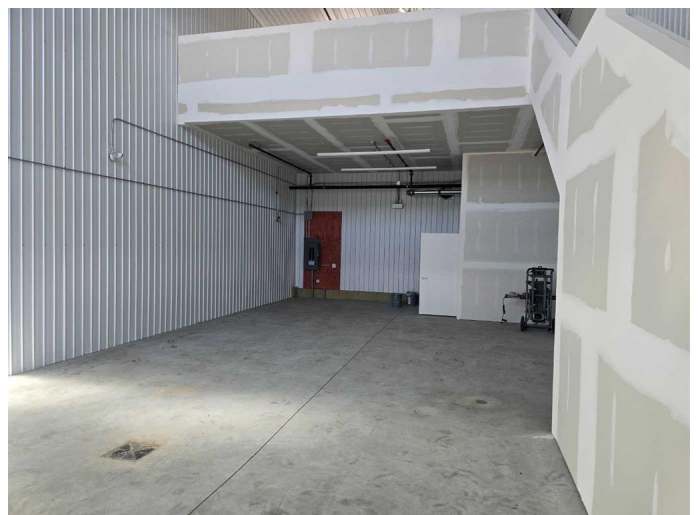
Built in 2024

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2214625   |
| Price      | \$549,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.04       |
| Year Built | 2024       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 602, 5 River Heights Drive |
| Subdivision | River Heights              |
| City        | Cochrane                   |
| County      | Rocky View County          |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4C 0N8 |

### Amenities

|           |                                                                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, Sewer Connected, Water Connected, Cable Available, Phone Available |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|         |                                 |
|---------|---------------------------------|
| Heating | Overhead Heater(s), Natural Gas |
| Cooling | None                            |

### Exterior

|                 |                 |
|-----------------|-----------------|
| Lot Description | Level, City Lot |
| Roof            | Metal           |
| Construction    | Metal Frame     |
| Foundation      | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 114              |
| Zoning         | I-B              |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.