## \$ - Upper Front, 508 First Street W, Cochrane

MLS® #A2257924

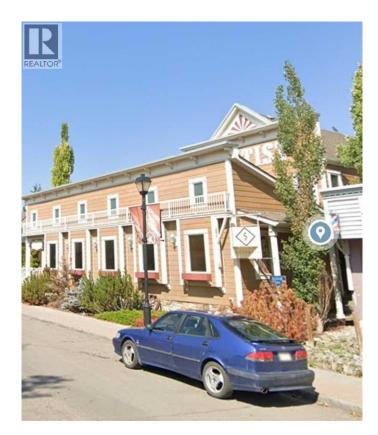
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0 Bedroom, 0.00 Bathroom, 750 sqft Other on 0.00 Acres

Downtown, Cochrane, Alberta

An exceptional opportunity awaits in Cochrane's vibrant historic district. This 750 sq. ft. commercial space is perfectly positioned on a bustling street, benefiting from a high traffic area. The property is currently configured as a hair salon with five chairs, two washing stations, and storage. However, its versatile layout and (C-HD) Historical Commercial District zoning open the door to a wide array of business ventures. Cochrane is a community on the rise. With a forecasted population reaching over 40,000 residents by the end of 2025, the town is experiencing rapid growth, which directly translates into a growing customer base for local businesses. This location offers a chance to tap into a continually expanding market.

Key Features:Bright and Open Space: The unit features an open layout and is filled with natural light from skylights, creating an inviting and dynamic atmosphere.Cost-Effective Lease: The Common Area Maintenance (CAM) fee is only \$16 per square foot and includes utilities, simplifying your operating budget.Permitted Uses:The (C-HD) zoning is incredibly flexible, allowing for diverse business opportunities. Some of the permitted uses include:\* Personal Service: Ideal for a spa, aesthetics clinic, or another salon.\* Health Care Office: Suitable for a massage therapist, chiropractor, or other health and wellness professionals.\* Artist Studio: A great fit for a gallery or studio space for creative professionals. Don't miss out on the





chance to establish your business in a location that combines historic charm with a growing, dynamic market. Contact us today to schedule a viewing and explore the possibilities! (id:6289)

Built in 2005

## **Essential Information**

Listing # A2257924

Bathrooms 0.00

Square Footage 750

Acres 0.00

Year Built 2005

Type Other

## **Community Information**

Address Upper Front, 508 First Street W

Subdivision Downtown
City Cochrane

Province Alberta
Postal Code T4C1B1

## **Listing Details**

Listing Office Royal LePage Benchmark





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