

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

MLS® #A2257924

\$

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.

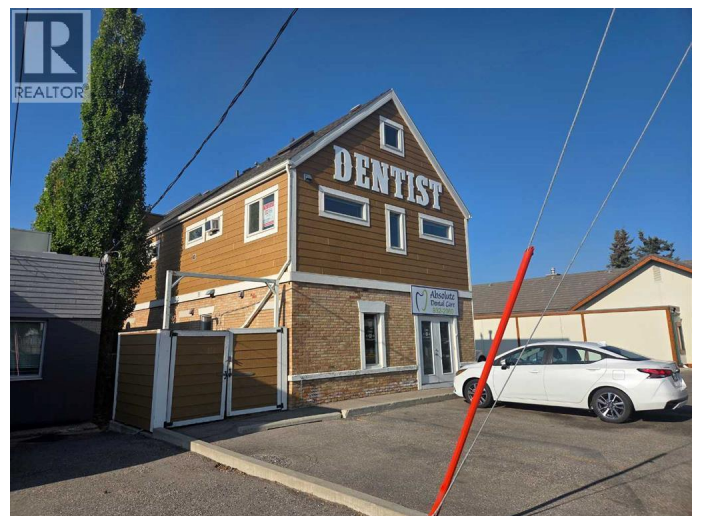
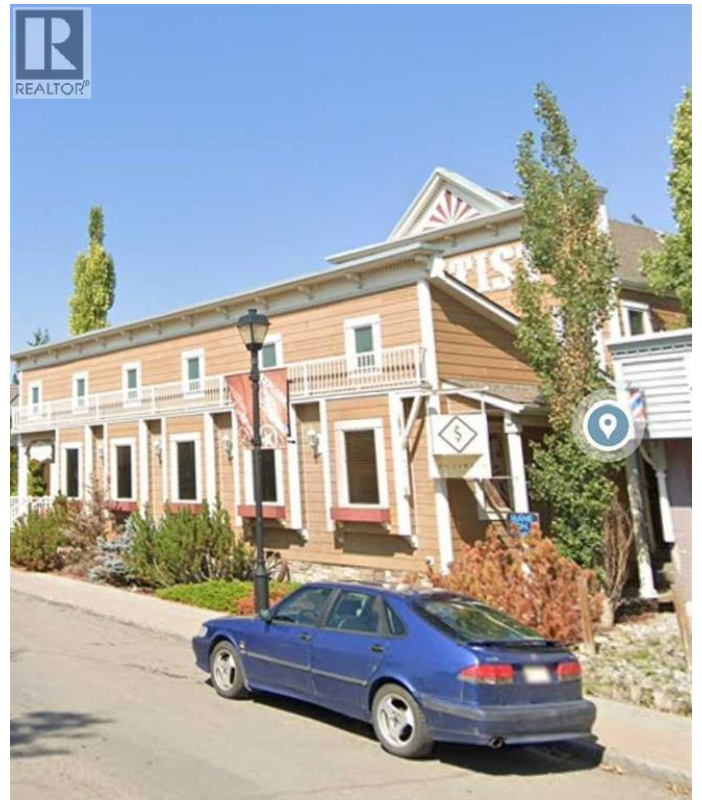
**Permitted Uses:** The (C-HD) zoning is incredibly flexible, allowing for diverse business opportunities.

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



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 9:31pm PDT