

\$2,699,900 - 21 Fifth Street, Cochrane

MLS® #T12385346

\$2,699,900

0 Bedroom, 2.00 Bathroom, 34,009 sqft

Retail on 2.14 Acres

Cochrane, Cochrane, Ontario

This outstanding commercial opportunity is located on the west periphery of Cochrane, Ontario, offering a unique combination of visibility, versatility, and modern construction. Situated on 2.14 acres, the property is zoned Linear Mixed Commercial, allowing for a wide range of industrial and commercial uses, from warehousing and distribution to manufacturing, trade services, or large-format retail. The site features a fully rebuilt commercial retail building, completed in July 2020, providing high-quality infrastructure and contemporary design. In addition to the retail space, the property includes a large commercial warehouse and multiple ancillary storage buildings, with a combined total of over 36,000 square feet of usable space. The layout supports a variety of operational needs, whether for a single user or multiple tenants. Ample on-site parking, ease of access for large vehicles, and excellent exposure to surrounding traffic corridors make this property highly functional and attractive for industrial users. This is a rare opportunity to acquire a high-quality, move-in-ready commercial asset in a northern community. Whether for owner-occupation or investment, this property checks all the boxes for long-term value and flexibility. (id:6289)



Essential Information

Listing #

T12385346

Price	\$2,699,900
Bathrooms	2.00
Square Footage	34,009
Acres	2.14
Type	Retail

Community Information

Address	21 Fifth Street
Subdivision	Cochrane
City	Cochrane
Province	Ontario
Postal Code	P0L1C0

Amenities

Features	Irregular lot size
Parking Spaces	50

Interior

Appliances	Hot Water Instant, Water Heater
Heating	Natural gas Forced air
Cooling	Partially air conditioned

Listing Details

Listing Office REVEL REALTY INC.



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