

# \$449,000 - 201, 5 River Heights Drive, Cochrane

MLS® #A2211252

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

The Willows, Cochrane, Alberta

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 and 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 2023

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2211252   |
| Price      | \$449,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2023       |
| Type       | Commercial |
| Sub-Type   | Warehouse  |
| Status     | Active     |

## Community Information

Address 201, 5 River Heights Drive



|             |                   |
|-------------|-------------------|
| Subdivision | The Willows       |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0N8           |

### Amenities

|           |  |
|-----------|--|
| Utilities | Electricity Connected, Electricity Paid For, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Fiber Optics Available |
|-----------|--|

### Interior

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

### Exterior

|            |                 |
|------------|-----------------|
| Roof       | Flat            |
| Foundation | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 11               |
| Zoning         | I-B              |

### Listing Details

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

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