

\$23 - 305 First Street E, Cochrane

MLS® #A2210355

\$23

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown, Cochrane, Alberta

For Lease â€” Prime Stand-Alone Building in
Downtown Cochrane

Donâ€™t miss this unique opportunity to lease a stand-alone building in one of Cochraneâ€™s busiest and most visible locations â€” right on one of the townâ€™s four rail crossings. Offering 1,872 sq ft of versatile space, this well-located property features excellent parking, high foot and vehicle traffic, and fantastic visibility for signage and branding. Currently operating as an educational facility, the layout lends itself perfectly to a variety of professional uses â€” ideal for a medical office, wellness clinic, or other professional services. Flexible, very reasonable lease rates available for possession between July and October. Location, exposure, and accessibility â€” this spot has it all. picture your practice or business in the heart of downtown Cochrane.

Built in 2000

Essential Information

MLS® #	A2210355
Price	\$23
Bathrooms	0.00
Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Office



Status Active

Community Information

Address 305 First Street E
Subdivision Downtown
City Cochrane
County Rocky View County
Province Alberta
Postal Code T4C 1Z3

Amenities

Parking Spaces 20

Interior

Heating Natural Gas
Cooling Central Air

Exterior

Construction Wood Frame

Additional Information

Date Listed April 10th, 2025
Days on Market 8

Listing Details

Listing Office CIR Realty

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