

# \$395,000 - 3, 206 Fifth Avenue W, Cochrane

MLS® #A2196683

**\$395,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.11 Acres

Downtown, Cochrane, Alberta

Seize this incredible opportunity to own a commercial retail bay in the thriving Points West Shopping Centre! Strategically located in a high-traffic area, this space surrounded by major national and local businesses, including a bank dental center, chiropractic clinic, Walmart, McDonald's and more. with excellent visibility, accessibility, and foot traffic, this retail bay is ideal for a variety of businesses looking to establish or expand their presence in a bustling commercial hub. Whether you're a retailer, service provider, or specialty shop, this location offers the perfect setting to attract customers and grow your business. Don't miss out on this rare investment opportunity-contact us today for more details !

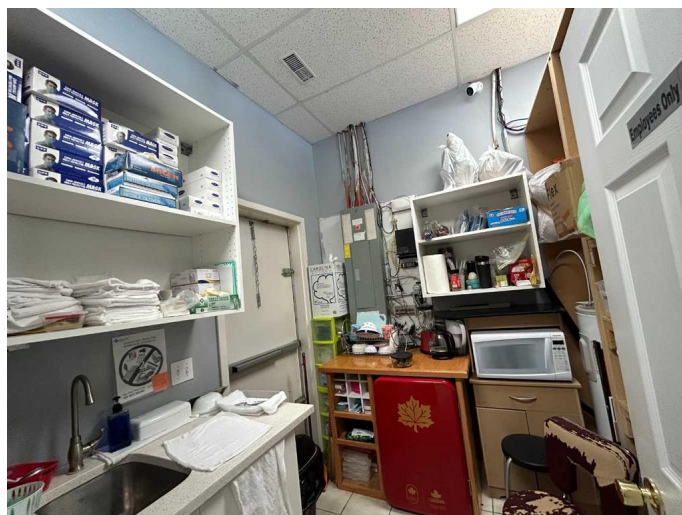
Built in 1999

## Essential Information

MLS® #	A2196683
Price	\$395,000
Bathrooms	0.00
Acres	0.11
Year Built	1999
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address 3, 206 Fifth Avenue W



Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1X3

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	55
Zoning	C-G

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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