



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**217 SECOND Avenue, Cochrane T4C 2B9**

MLS® #: **A2138410**      Area: **Downtown**      Listing Date: **06/04/24**      List Price: **\$875,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **1937**  
Lot Information  
 Lot Sz Ar: **11,050 sqft**  
 Lot Shape:

DOM

**26**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Finished Floor Area  
 Abv Sqft: **640**  
 Low Sqft:  
 Ttl Sqft: **640**

Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane, City Lot**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **See Remarks**  
 Heating: **See Remarks**  
 Sewer:  
 Ext Feat: **Other**

Construction: **See Remarks**  
 Flooring: **Other**  
 Water Source:  
 Fnd/Bsmt: **See Remarks**

Kitchen Appl: **None**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	91`0" x 10`0"	3pc Bathroom	Main	10`0" x 8`0"
Living Room	Main	20`0" x 10`0"	Kitchen	Main	16`0" x 7`0"
Porch - Enclosed	Main	20`0" x 5`0"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2033R**

Zoning: **C-HD**

Remarks

Pub Rmks: **Investors and Developers have a look at this centrally located property next to the 1A Hwy in Cochrane. Ideally situated these two lots have fantastic highway exposure and are available as a packaged deal! With over 11,000 sq.ft. of land zoned Historic Downtown District. Zoning allows Maximum 6 story building subject to Town of Cochrane approval. With access available off of 2nd Street West via easement across 209 Second Ave W, this land is prime property for your next project. Their is a house on the property, but we have not put any value to the home and as such viewing are of the land only.**

Inclusions: **none**

Property Listed By: **Royal LePage Benchmark**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

