



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**505 RAILWAY Street, Cochrane T4C 2K9**

MLS®#: **A2173988**      Area: **Downtown**      Listing Date: **10/18/24**      List Price: **\$675,000**  
 Status: **Pending**      County: **Rocky View County**      Change: **-\$85k, 14-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Commercial Land**  
 City/Town: **Cochrane**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **3,999 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM  
**169**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: <b>\$1</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Annually</b>		Zoning: <b>C-G</b>	
Legal Desc:	<b>0612692</b>			Remarks	

Pub Rmks:

**This sale is under Part 7 of the Civil Enforcement Act in Alberta. The property is a 4000 square foot lot located behind a national Drug Mart on Railway Street in West Cochrane. The property was part of the condominium complex know as Pointe of View - Cochrane. The lot is currently not in use and is grass covered. Great location for a free standing building as it is located in the heart of Downtown West Cochrane and has a busy strip mall as a neighbour.**

Inclusions:

**None**

Property Listed By:

**RE/MAX Realty Professionals**

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

