



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

106
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>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$1** Title: **Fee Simple** Zoning: **C-G**
 Fee Freq: **Annually**

Legal Desc: **0612692**

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

