

\$510,000 - 510, 5 River Heights Drive, Cochrane

MLS® #A2248763

\$510,000

0 Bedroom, 0.00 Bathroom, 1,916 sqft
Industrial on 0.05 Acres

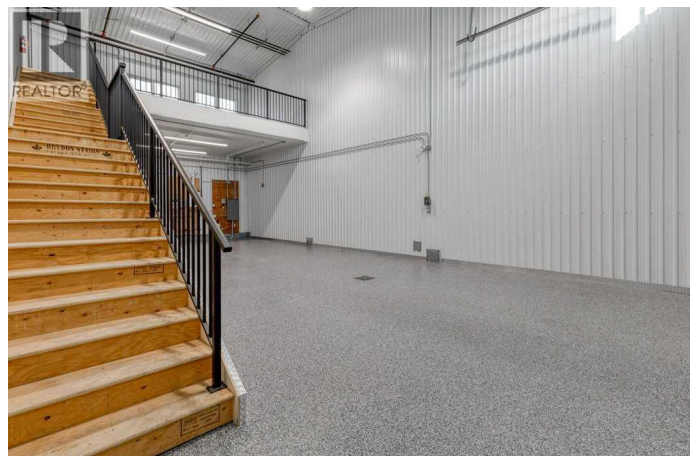
River Heights, Cochrane, Alberta

This exceptional 1,750 sq. ft. condominium storage bay offers the ultimate flexibility—perfect for running a business or providing secure, climate-controlled storage for cars, boats, business inventory, and more. Located in a gated, secure compound just off Highway 22 on the south side of Cochrane, this property combines functionality with high-end finishes. The main level (24' x 50') features a 14'™ overhead door plus man door for easy access, soaring 24'™ ceilings, and abundant natural light. A finished 2-piece bathroom, forced air gas furnace, and hydronic in-floor heating with a high-end boiler ensure year-round comfort. The epoxy floors, custom cabinets, workbench, mop sink, and bright, open space make it ready for immediate use. Upstairs, the mezzanine (24' x 16') offers an open railing overlooking the main floor, an unspoiled loft with bathroom rough-in, and endless possibilities—office space, lounge area, or additional storage. Whether you're seeking a secure place for valuable equipment and vehicles or a versatile commercial workspace, this bay delivers premium features, exceptional access, and a prime Cochrane location. (id:6289)

Built in 2023

Essential Information

| | |
|-----------|-----------|
| Listing # | A2248763 |
| Price | \$510,000 |



| | |
|----------------|--------------------|
| Bathrooms | 0.00 |
| Square Footage | 1,916 |
| Acres | 0.05 |
| Year Built | 2023 |
| Type | Industrial |
| Sub-Type | Condominium/Strata |

Community Information

| | |
|-------------|----------------------------|
| Address | 510, 5 River Heights Drive |
| Subdivision | River Heights |
| City | Cochrane |
| Province | Alberta |
| Postal Code | T4C0N8 |

Listing Details

Listing Office CIR Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 7:01am CDT