

# \$2,699,900 - 21 Fifth Street, Cochrane

MLS® #T12385346

**\$2,699,900**

0 Bedroom, 2.00 Bathroom, 34,009 sqft

Retail on 2.14 Acres

Cochrane, Cochrane, Ontario

This outstanding commercial opportunity is located on the west periphery of Cochrane, Ontario, offering a unique combination of visibility, versatility, and modern construction. Situated on 2.14 acres, the property is zoned Linear Mixed Commercial, allowing for a wide range of industrial and commercial uses, from warehousing and distribution to manufacturing, trade services, or large-format retail. The site features a fully rebuilt commercial retail building, completed in July 2020, providing high-quality infrastructure and contemporary design. In addition to the retail space, the property includes a large commercial warehouse and multiple ancillary storage buildings, with a combined total of over 36,000 square feet of usable space. The layout supports a variety of operational needs, whether for a single user or multiple tenants. Ample on-site parking, ease of access for large vehicles, and excellent exposure to surrounding traffic corridors make this property highly functional and attractive for industrial users. This is a rare opportunity to acquire a high-quality, move-in-ready commercial asset in a northern community. Whether for owner-occupation or investment, this property checks all the boxes for long-term value and flexibility. (id:6289)



## Essential Information

Listing #

T12385346

Price	\$2,699,900
Bathrooms	2.00
Square Footage	34,009
Acres	2.14
Type	Retail

## Community Information

Address	21 Fifth Street
Subdivision	Cochrane
City	Cochrane
Province	Ontario
Postal Code	P0L1C0

## Amenities

Features	Irregular lot size
Parking Spaces	50

## Interior

Appliances	Hot Water Instant, Water Heater
Heating	Natural gas Other
Cooling	Partially air conditioned

## Listing Details

Listing Office REVEL REALTY INC.



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