

\$649,900 - 288 First Avenue, Cochrane

MLS® #T12455609

\$649,900

0 Bedroom, 2.00 Bathroom, 12,868 sqft

Retail

Cochrane, Cochrane, Ontario

Excellent opportunity to own a versatile commercial building located in the Town of Cochrane, Ontario. Situated in an R1 zoning area with legal non-conforming status, this property is recognized under Section 3.6 Existing Uses and Lots of the Town of Cochrane Zoning By-law and Section 34(9) of the Planning Act, permitting the continuation of its established uses. The property's current and continuing uses include an automobile mechanic shop, office space, warehouse, storage depot, and parking area. The solid steel and concrete block structure features multiple overhead bay doors, a drive-in loading area with a dock, high ceilings, and spacious shop areas, all of which are suitable for a range of commercial or light industrial applications. Additional features include two walk-in cooler/freezer rooms, updated LED lighting, a service bay with a hoist, and ample outdoor parking. The front portion offers bright office and reception areas, a kitchen, bathroom, and additional administrative rooms. The basement provides generous storage and utility space. Heated by natural gas with 400-amp electrical service, this property presents an excellent investment or owner-operator opportunity in a high-visibility location just minutes from Highway 11. All buyers are advised to verify intended uses directly with the Town of Cochrane to confirm the continuation of the legal non-conforming use. (id:6289)



Essential Information

Listing #	T12455609
Price	\$649,900
Bathrooms	2.00
Square Footage	12,868
Type	Retail

Community Information

Address	288 First Avenue
Subdivision	Cochrane
City	Cochrane
Province	Ontario
Postal Code	P0L1C0

Amenities

Parking Spaces	10
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Interior

Appliances	Dryer, Washer
Heating	Natural gas Other

Listing Details

Listing Office	BOREAL REAL ESTATE LTD.
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