

For Sale



## EXCELLENT REVENUE PROPERTY

113 RAILWAY ST W  
COCHRANE, ALBERTA



### HIGHLIGHTS

- 11 unit apartment complex over 2 commercial businesses
- Extensive renovations to apartments over last 2 years
- Restaurant invested over \$ 500,000 in upgrades and is considered a premium entertainment venue for local community
- Liquor store has been a tenant since 2009
- Building is approximately 14,422 sq ft
- Property comes with additional land used for overflow parking

### BUILDING INFO



**Building  
Size**

14,422 sq ft



**Zoning**  
C-S

Service Commercial



**Year Built**  
1980

Revovated 2014



**Parking**  
56 Stalls

### PROPERTY DESCRIPTION

**Recent Appraisal:** \$4,800,000

**Available:** Immediately

**Lot Size:** 26,280 sq. ft. (0.57 acres) +/-

**NOI:** \$310,000 (est.)

**Zoning:** C-S Service Commercial

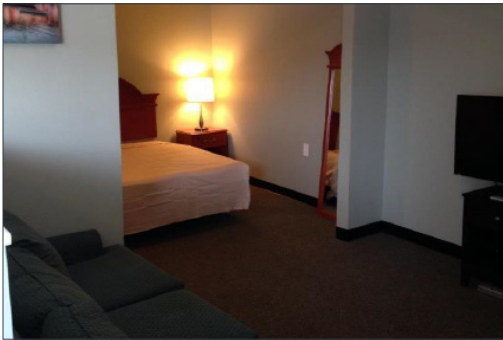
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[AvenueCommercial.com](http://AvenueCommercial.com)

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## LOCATION

113 Railway Street West, Cochrane, Alberta



## CHOOSE YOUR AVENUE

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