

# COCHRANE LANDING

120 FIFTH AVENUE WEST

60,179 SF in Leasable Area

168,142 SF Land



**FOR SALE**



# HIGHLIGHTS

120 Fifth Avenue West, Cochrane, Alberta



## DETAILS

<b>Size:</b>	Building A 3 CRUs: 8,449 sf
	Building B 4 CRUs: 6,870 sf
	Building C 1 CRU: 15,765 sf
	Building D: 15 1 Floor CRUs: 14,374 sf
	Building D: 2nd Floor Office: 14,721 sf
<b>Net Area:</b>	60,179 sf
<b>Site Size:</b>	3.86 Acres
<b>Parking:</b>	525 Surface 4.15 / 1,000 sf
<b>Prop Tax:</b>	\$218,201 est.

Built in 2005, the 60,179 square foot Property is on 3.86 acres and is anchored by Shoppers Drug Mart with a diverse supporting tenancy made up of a combination of national and local covenants such as CIBC, Starbucks and Pizza Hut.

## DEMOGRAPHICS



**Household Income**  
\$138,604



**Population**  
16,793



**Median Age**  
38



**Downtown Calgary**  
30 Minutes



# SITE AREA

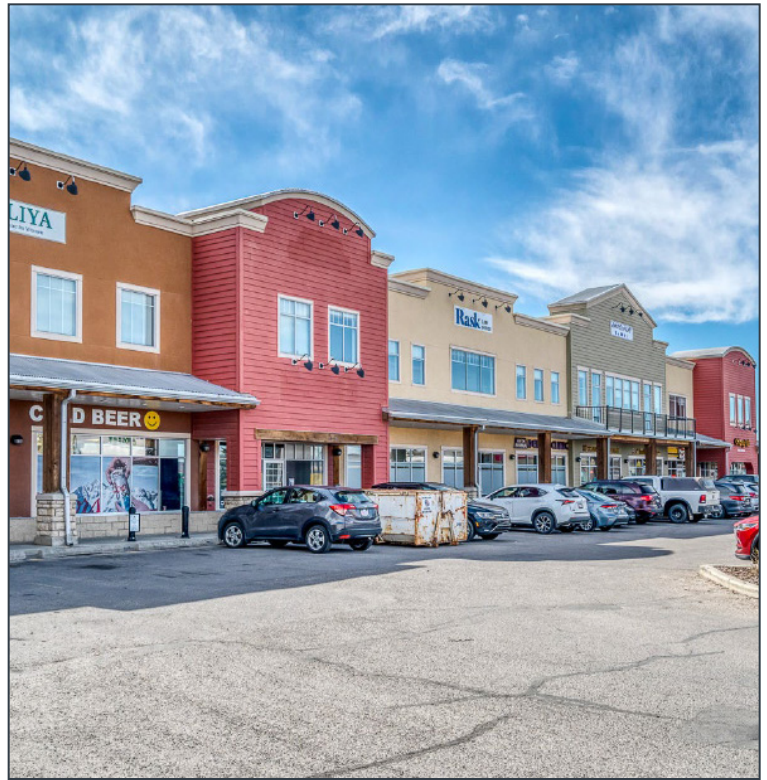
120 Fifth Avenue West, Cochrane, Alberta



## MAJOR TENANTS



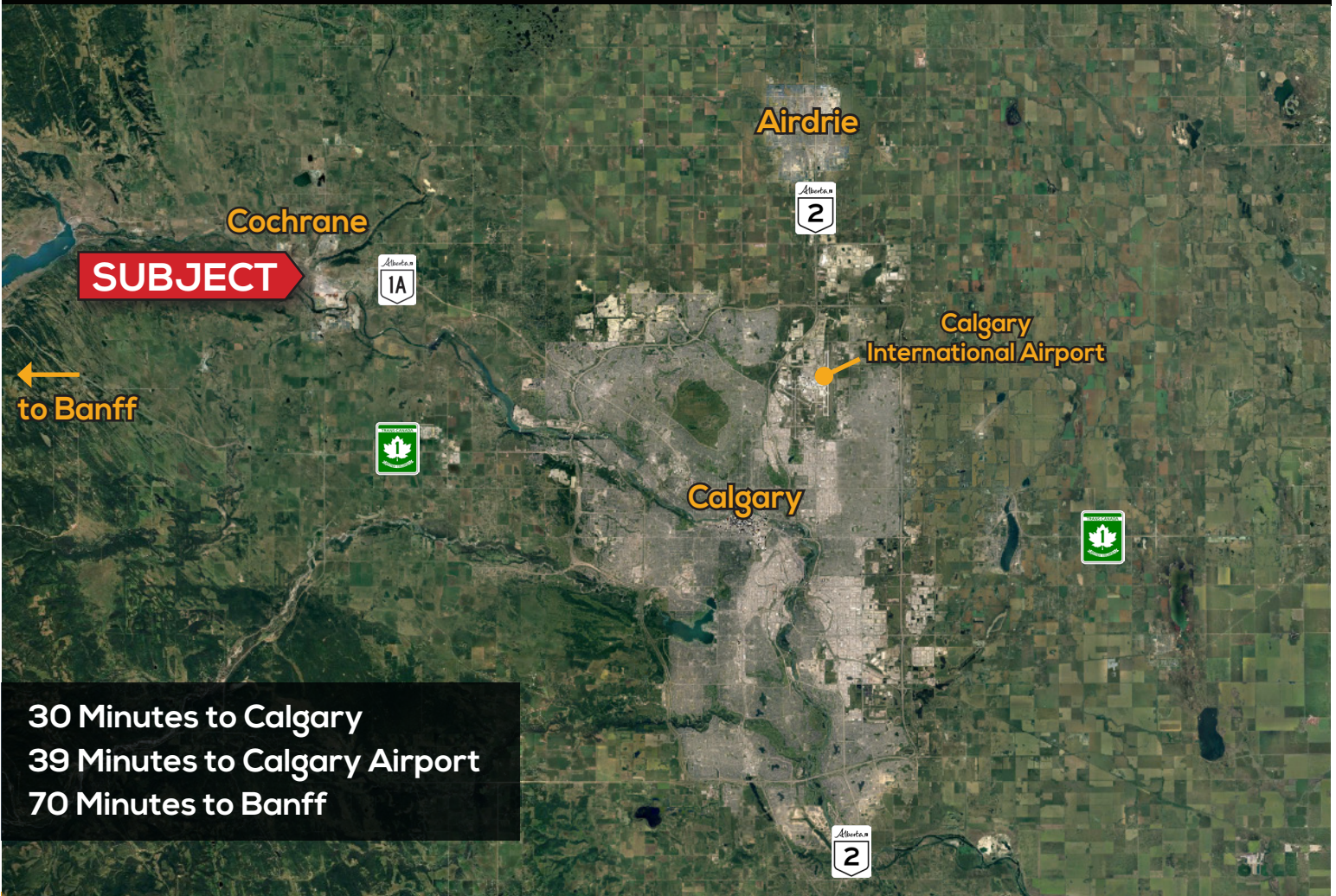






# LOCATION

120 Fifth Avenue West, Cochrane, Alberta



## CHOOSE YOUR AVENUE

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**BRANDON LAU**

Vice President

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