

FOR SALE

COCHRANE LANDING

120 FIFTH AVENUE WEST

60,179 SF in Leasable Area

168,142 SF Land



HIGHLIGHTS

120 Fifth Avenue West, Cochrane, Alberta



DETAILS

Size:	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
Net Area:	60,179 sf
Site Size:	3.86 Acres
Parking:	525 Surface 4.15 / 1,000 sf
Prop Tax:	\$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

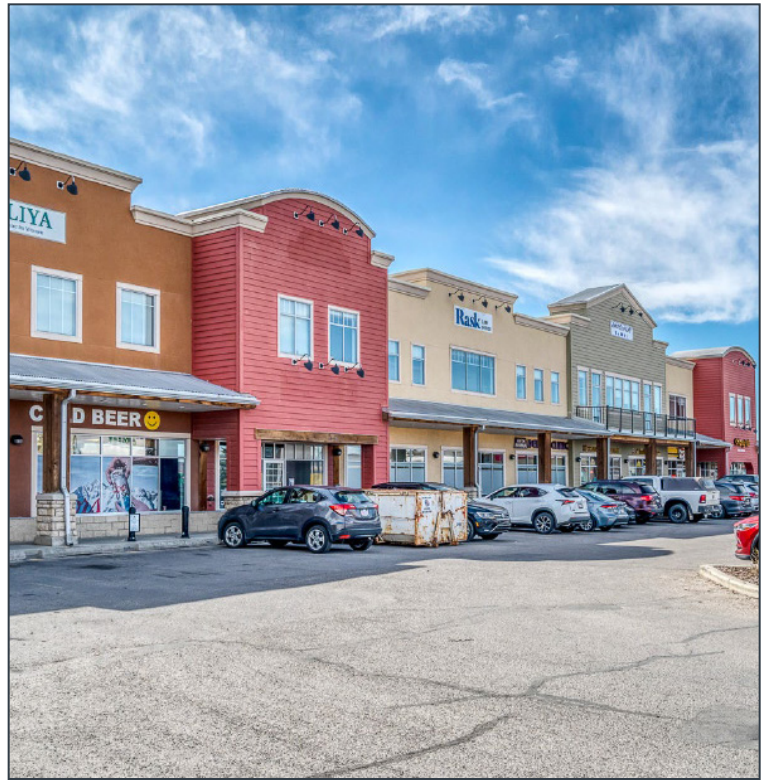
SITE AREA

120 Fifth Avenue West, Cochrane, Alberta



MAJOR TENANTS





LOCATION

120 Fifth Avenue West, Cochrane, Alberta



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