

FOR SALE

COCHRANE LANDING

120 FIFTH AVENUE WEST

60,179 SF in Leasable Area

168,142 SF Land



AVENUE | Commercial
Real Estate Solutions

Presented By:

BRANDON LAU

Vice President

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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
37,011



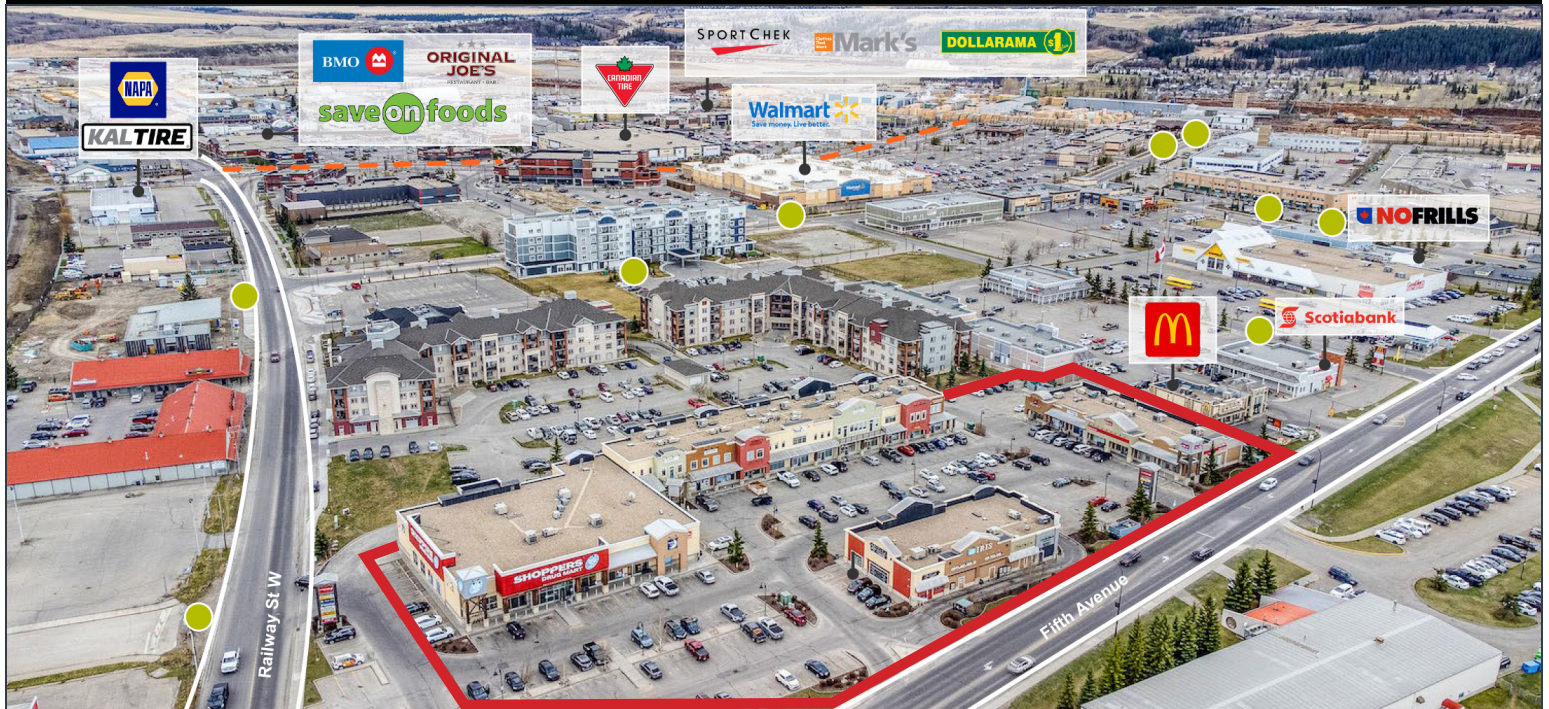
**Median
Age**
41



**Downtown
Calgary**
30 Minutes

SITE AREA

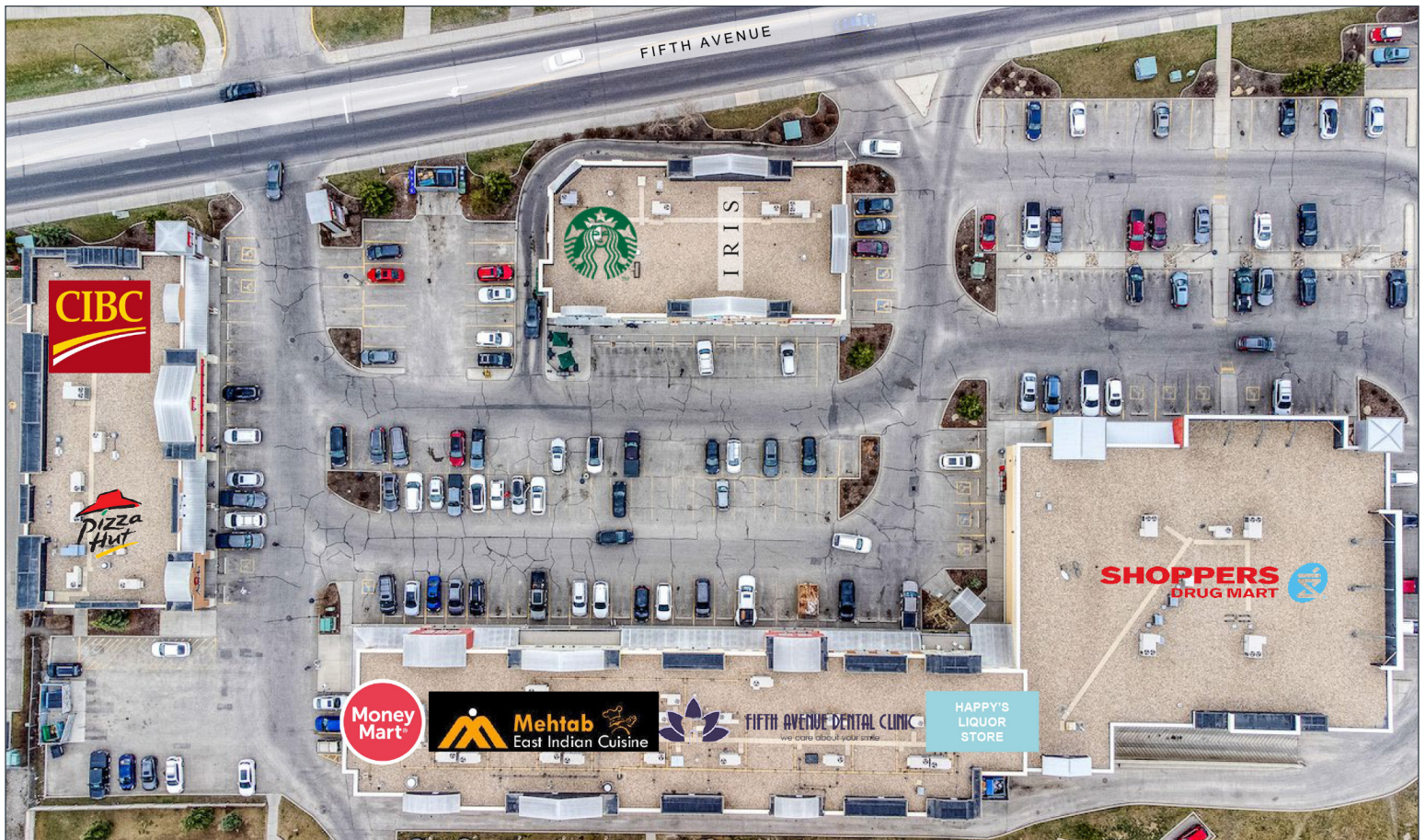
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MAJOR TENANTS



I R I S





HEAD OFFICE

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AvenueCommercial.com



LOCATION

120 Fifth Avenue West, Cochrane, Alberta



30 Minutes to Calgary
39 Minutes to Calgary Airport
70 Minutes to Banff

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