

# \$449,000 - 204, 5 River Heights Drive, Cochrane

MLS® #A2211252

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

The Willows, Cochrane, Alberta

Welcome to Cochrane's Premier Lifestyle Storage Solution! Secure and safe storage for cars, boats, sleds and more with the opportunity to finish the interior to your own preferences. Bays come standard with a 500 square foot mezzanine roughed in for a 3 piece bathroom and 12'4" underside clearance. Finished 2 piece bathroom on the main level. Excellent access is provided through a man door and 14 foot overhead door. Extra height ceilings at 24' and well lit by 4 windows per bay. Each bay features a total 1,750 square feet of space which includes a 25' x 50' main floor and a 25' by 20' foot mezzanine. Access is easy, just off of Highway 22 on the south side of Cochrane.

Built in 2023

## Essential Information

MLS® #	A2211252
Price	\$449,000
Bathrooms	0.00
Acres	0.00
Year Built	2023
Type	Commercial
Sub-Type	Warehouse
Status	Active

## Community Information

Address 204, 5 River Heights Drive



Subdivision	The Willows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N8

### Amenities

Utilities	Electricity Paid For, Electricity Connected, Fiber Optics Available, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
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### Interior

Heating	Overhead Heater(s), Natural Gas
Cooling	None

### Exterior

Roof	Flat
Foundation	Poured Concrete

### Additional Information

Date Listed	April 11th, 2025
Days on Market	48
Zoning	I-B

### Listing Details

Listing Office	Century 21 Masters
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