

\$510,000 - 510, 5 River Heights Drive, Cochrane

MLS® #A2248763

\$510,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.05 Acres

River Heights, Cochrane, Alberta

This exceptional 1,750 sq. ft. condominium storage bay offers the ultimate flexibility—perfect for running a business or providing secure, climate-controlled storage for cars, boats, business inventory, and more. Located in a gated, secure compound just off Highway 22 on the south side of Cochrane, this property combines functionality with high-end finishes.

The main level (24' x 50') features a 14'™ overhead door plus man door for easy access, soaring 24'™ ceilings, and abundant natural light. A finished 2-piece bathroom, forced air gas furnace, and hydronic in-floor heating with a high-end boiler ensure year-round comfort.

The epoxy floors, custom cabinets, workbench, mop sink, and bright, open space make it ready for immediate use.

Upstairs, the mezzanine (24' x 16') offers an open railing overlooking the main floor, an unspoiled loft with bathroom rough-in, and endless possibilities—office space, lounge area, or additional storage.

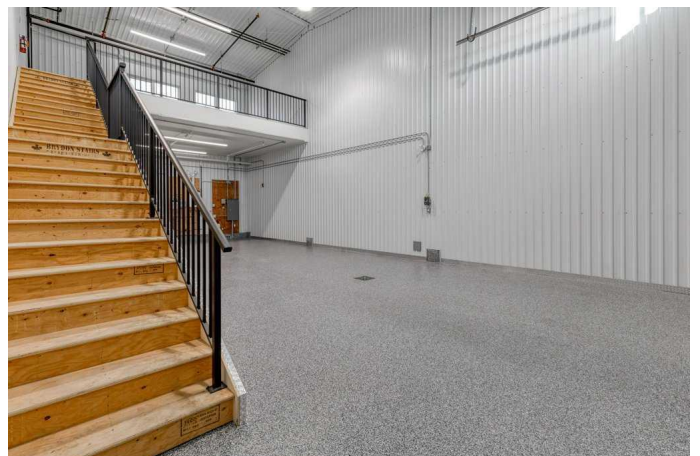
Whether you're seeking a secure place for valuable equipment and vehicles or a versatile commercial workspace, this bay delivers premium features, exceptional access, and a prime Cochrane location.

Built in 2023

Essential Information

MLS® #

A2248763



Price	\$510,000
Bathrooms	0.00
Acres	0.05
Year Built	2023
Type	Commercial
Sub-Type	Warehouse
Status	Active

Community Information

Address	510, 5 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N8

Additional Information

Date Listed	August 14th, 2025
Days on Market	96
Zoning	I-B

Listing Details

Listing Office	CIR Realty
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