

\$900,000 - 2,3,4, 505 Railway Street W, Cochrane

MLS® #A2253309

\$900,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown, Cochrane, Alberta

Discover a rare chance to own a strategically located commercial real estate asset in the heart of Cochrane's vibrant downtown on Railway Street. This offering includes three combined main-floor commercial condo units, totaling 2,865 sq. ft. The property is currently leased to two strong tenants, with 2,321 sq. ft. secured by Broker Link under lease until mid-2027, and an additional 543 sq. ft. leased separately for the same favorable term. Broker Link, a highly reputable tenant, adds exceptional stability and peace of mind for investors. The property is positioned on a busy thoroughfare with excellent visibility and high foot traffic, just half a block from the Cochrane transportation hub, making it convenient and accessible. The well-managed condo association, with solid financials, further supports long-term value. Ample on-site parking is available for tenants and clients, while the units themselves are modern, well-maintained, and attractive to a wide range of businesses, ensuring they will be easily re-rented if ever vacant.

Originally purchased as a retirement investment, this property is now ready to be passed on, presenting an exceptional opportunity for investors seeking reliable income streams in a thriving community. Don't miss your chance to own this premier investment in one of Cochrane's most desirable commercial locations. Contact your REALTOR® or the listing agent today



for full details and supporting materials.

Built in 2006

Essential Information

MLS® #	A2253309
Price	\$900,000
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	2,3,4, 505 Railway Street W
Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2E2

Interior

Heating	Boiler
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Exterior

Foundation	Poured Concrete
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Additional Information

Date Listed	September 2nd, 2025
Days on Market	64
Zoning	C-G

Listing Details

Listing Office	CIR Realty
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