

# \$18 - Upper Front, 508 First Street W, Cochrane

MLS® #A2257924

## \$18

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Cochrane, Alberta

An exceptional opportunity awaits in Cochrane's vibrant historic district. This 750 sq. ft. commercial space is perfectly positioned on a bustling street, benefiting from a high traffic area. The property is currently configured as a hair salon with five chairs, two washing stations, and storage. However, its versatile layout and (C-HD) Historical Commercial District zoning open the door to a wide array of business ventures.

Cochrane is a community on the rise. With a forecasted population reaching over 40,000 residents by the end of 2025, the town is experiencing rapid growth, which directly translates into a growing customer base for local businesses. This location offers a chance to tap into a continually expanding market.

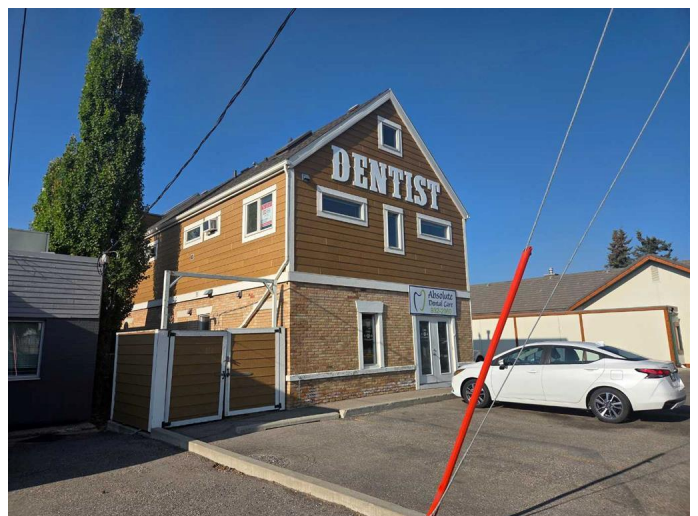
### Key Features:

**Bright and Open Space:** The unit features an open layout and is filled with natural light from skylights, creating an inviting and dynamic atmosphere.

**Cost-Effective Lease:** The Common Area Maintenance (CAM) fee is only \$16 per square foot and includes utilities, simplifying your operating budget.

### Permitted Uses:

The (C-HD) zoning is incredibly flexible, allowing for diverse business opportunities. Some of the permitted uses include:



- \* Personal Service: Ideal for a spa, aesthetics clinic, or another salon.
- \* Health Care Office: Suitable for a massage therapist, chiropractor, or other health and wellness professionals.
- \* Artist Studio: A great fit for a gallery or studio space for creative professionals.

Don't miss out on the chance to establish your business in a location that combines historic charm with a growing, dynamic market. Contact us today to schedule a viewing and explore the possibilities!

Built in 2005

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2257924   |
| Price      | \$18       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2005       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | Upper Front, 508 First Street W |
| Subdivision | Downtown                        |
| City        | Cochrane                        |
| County      | Rocky View County               |
| Province    | Alberta                         |
| Postal Code | T4C 1B1                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 33                   |
| Zoning         | C-HD                 |

### Listing Details



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