

**118 1 Avenue W
Cochrane, Alberta****MLS # A2196721****\$19 per sq.ft.**

Division:	NONE
Type:	Mixed Use
Bus. Type:	Commercial ,Fitness, Gift Shop ,Jewelry, Laundromat, Liquor Store ,Other
Sale/Lease:	For Lease
Bldg. Name:	SHERIDAN MALL
Bus. Name:	-
Size:	36,709 sq.ft.
Zoning:	Commercial Historical

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt	Utilities:	-
Exterior:	Concrete, Metal Siding , Mixed, Wood Frame	Parking:	-
Water:	-	Lot Size:	1.00 Acre
Sewer:	-	Lot Feat:	City Lot, Landscaped, Paved, See Remarks
Inclusions:	-		

SHERIDAN MALL BAYS FOR LEASE, Sizes 500 to 1,500 sq. ft. Ground floor and upper floor. Elevator on east side. Stairs on south. 24 hours access. Hallway connects east and west side. Lease base rate \$12.50 upper floor and \$16.00 main floor. Strong tenant base mainly local business. Some bays have bathrooms in the bays. Great exposure to main access coming into Cochrane from Calgary via Highway 1A.