

\$649,900 - 313 Ross Avenue, Cochrane

MLS® #A2225005

\$649,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.11 Acres

East End, Cochrane, Alberta

This bungalow-style property offers an excellent opportunity for businesses seeking a well-appointed and flexible commercial office space in a residential-style setting.

Currently functioning as a commercial office, the layout provides ample space for multiple workstations and private offices, making it ideal for professional services, consulting, or client-facing operations.

The main level features an open-concept kitchen, dining area, filled with natural light, perfect for collaborative meetings or a comfortable break space for staff. The kitchen is outfitted with stainless steel appliances and ample cupboard storage. A pocket office located just off the foyer offers a quiet area for focused work or administrative tasks. Two additional rooms and a 4-piece bathroom on this level can be used as private offices or meeting rooms.

The lower level expands your workspace with a large family/living room, two more private office spaces or workrooms, and a 3-piece bathroom. A dedicated laundry area equipped with a washer, dryer, sink, and cabinet provides added convenience for workplace needs.

Outside, the fully fenced backyard features a concrete patio, lawn, garden boxes, and mature trees/shrubs, offering a serene and



private outdoor spaceâ€”perfect for breaks, informal meetings, or employee gatherings. The front porch and landscaped front yard enhance curb appeal and client experience.

Whether you're looking to establish or expand your business, this unique property combines the comfort of a residential structure with the functionality of a commercial space.

Built in 1945

Essential Information

MLS® #	A2225005
Price	\$649,900
Bathrooms	0.00
Acres	0.11
Year Built	1945
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	313 Ross Avenue
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1C9

Additional Information

Date Listed	May 29th, 2025
Days on Market	20
Zoning	C-T

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.