

FOR SALE



INVESTMENT OPPORTUNITY



5 Freestanding Buildings & 8 Main Floor Retail Condos
Community Retail/Commercial Centre



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SITE PLAN



PROPERTY OVERVIEW

Situated on Cowboy Trail, the Trading Post is an easily accessible mixed use development consisting of commercial and retail units bordered by multi-family housing. There are 5 standalone buildings and 8 main floor retail condos offering main floor retail and second floor office spaces.

The surrounding townhome development is sold out and full of residents eager to support the businesses of the Trading Post. When completed, Sunset Ridge will have nearly 15,000 residents with the Trading Post being the only commercial centre servicing the Sunset Ridge residents.

Municipal Address:	101 Sunset Drive, Cochrane, AB
Zoning:	C-N (Neighbourhood Commercial District)
Leasable Area:	50,969 sq.ft.
Vacancy:	7,904 sq.ft.
Parking:	Ample Surface Parking
Annual Income:	\$1,242,081.30

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PROPERTY DETAILS

SQUARE FOOTAGE

Building A	3,832 sq.ft.
Building B	8,495 sq.ft.
Building C	8,218 sq.ft.
Building D	5,327 sq.ft.
Building J	12,000 sq.ft.
Building U	13,097 sq.ft.
	50,969 sq.ft.

ANNUAL INCOME

Building A	\$113,286.00
Building B	\$176,266.24
Building C	\$147,223.00
Building D	\$158,948.00
Building J	\$288,000.00
Building U	\$340,358.06
Other Income	\$18,000.00
	\$1,242,081.30

PURCHASE OPTIONS

The buildings can be sold as follows:

- Single portfolio of all buildings
- Buildings A, B, C and D sold together
- Buildings J and U sold separately

CURRENT TENANTS

- Lion Head Pub
- Kush Cannabis
- Crowfoot Liquor Store
- Canada Pizza Unlimited
- Rocky Mountain Shawarma
- Ledgers & Mortgage Architect
- Cochrane Counselling
- Skinjections RN
- Cochrane Bakery
- Gorilla Vape
- Arashi Do Martial Arts
- Lawyers
- Business Up, Inc
- Candid Cosmetics
- Sunset Veterinary
- Aspen Psychology
- Willow Springs
- Elleton Recovery
- Kids & Co. Daycare
- H.G. Smith & Associates
- Sunset Ridge Dental
- Adejua Medical Ltd.
- Sunset Ridge Pharmacy



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PROPERTY PHOTOS

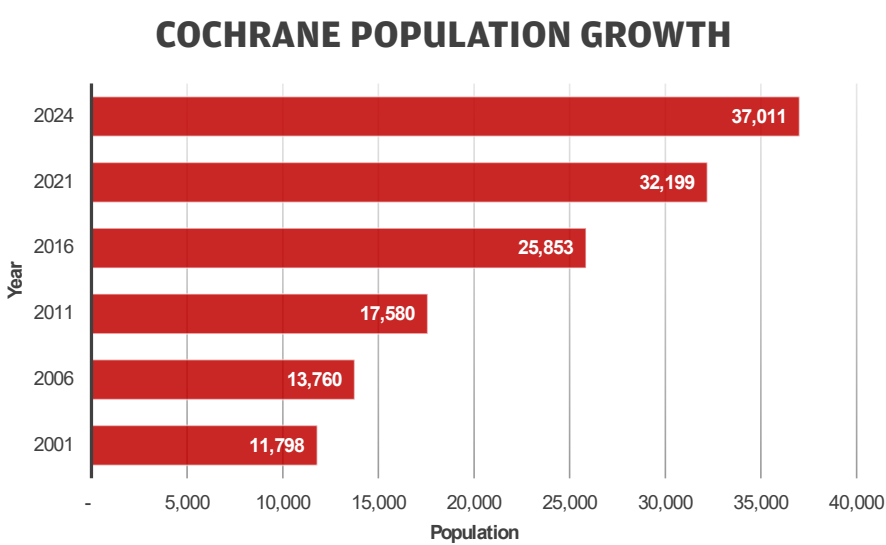


ABOUT COCHRANE

Known for it's western heritage, unique buildings and popular main street, Cochrane has been named the fastest growing municipality in Alberta.It provides residents with the natural environment yet a close proximity to not only Calgary, but also to the mountains, resulting in an attractive community to live and work.

Located on the North side of Cochrane, the Trading Post in Sunset Ridge is easily accessible to the Trans-Canada Highway while being only minutes from downtown Cochrane.

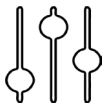
Calgary Airport:	40 minutes
Winsport:	21 minutes
Foothills Hospital:	26 minutes
Market Mall:	24 minutes
University of Calgary:	27 minutes
SAIT:	28 minutes
Mount Royal University:	30 minutes
Kananaskis:	30 minutes
Nakiska:	45 minutes
Canmore:	47 minutes
Banff:	64 minutes
Lake Louise:	94 minutes



Location
Cochrane



Population
37,011



Median Age
39



Household Income
\$113,054

ADDITIONAL LINKS



[SITE VIDEO](#)



[CONFIDENTIALITY AGREEMENT](#)

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CONTACT US FOR MORE INFORMATION

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