

**123 cochrane Avenue W**  
**Cochrane, Alberta**

**MLS # A2241682**



**\$149,900**

<b>Division:</b>	Downtown
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,080 sq.ft.
<b>Zoning:</b>	TBV

<b>Heating:</b>	Make-up Air	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.00 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

PERFECT FOR A SMALLER OPERATION, FEATURING 1018 SQFT, SEATS 22. EXCELLENT LOCATION. Located in Cochrane. In a busy strip mall with dental, chiropractor, Shoppers Drug Mart, and bigger anchor stores - bringing in good foot traffic. Menu is currently Asian food, and you may change the menu with landlord approval. Good potential for anyone, be your own boss today. Please do not go direct and approach staff. All showings are to be with realtor. Thanks.