

**MLS # A2286168**

**Cochrane, Alberta**



**\$199,000**

<b>Division:</b>	Cochrane
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,258 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<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>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** The Seller will provide the list of equipment.

This is an established restaurant business for sale. The real estate is not included. It includes the equipment but not the real estate. Rare opportunity to acquire a tastefully renovated restaurant asset sale in the heart of beautiful Cochrane. This character-filled space is situated on a high-visibility major street that experiences significant foot traffic throughout the year, especially during the vibrant summer months. Cochrane is located just 18 km west of Calgary and has established itself as one of the fastest-growing communities in Alberta, boasting a local population of over 30,000 and a massive trading area of 1,000,000 people. The restaurant offers a versatile 1,258 sqft layout that includes 53 indoor seats and a dedicated area for private functions. A standout feature is the fantastic 24 seat patio, which is exceptionally popular with both locals and tourists visiting the historic main street. The efficient kitchen is fully equipped with a vented line and a walk-in cooler, making it an ideal turnkey setup for almost any culinary concept. The property itself features a free-standing building on a generous 0.16 acre lot, with a substantial modern addition completed in 2000. This is an asset sale only, providing the perfect canvas to bring your own business concept to a proven, high-growth location. The second floor features a dedicated area ideal for a bar or cocktail lounge, complete with two separate washrooms and additional storage space. There is also one washroom located on the main floor, bringing the total to three washrooms within the restaurant. Recent upgrades include the installation of a new ice maker and dishwasher, as well as a newly installed drain system. The furnace, water heater, and HVAC systems were recently replaced.