

**115 Fifth Avenue W**  
**Cochrane, Alberta**

**MLS # A2299220**



**\$2,500,000**

<b>Division:</b>	Downtown
<b>Type:</b>	Business
<b>Bus. Type:</b>	Food & Beverage
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Thai Ozon
<b>Size:</b>	3,562 sq.ft.
<b>Zoning:</b>	C-HD

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	Concrete	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.15 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Level, Low Maintenance
<b>Inclusions:</b>	N/A		

Rare opportunity to own a well-established live-work-invest property in Cochrane, with land, building, and business all included. Thai Ozon Restaurant features a fully operating 42-seat dining area plus patio seating, offering authentic Thai cuisine and vegetarian selections that appeal to a wide range of customers and dietary preferences. The upper level showcases a spacious and beautifully finished residence with laminate flooring throughout, 4 bedrooms, and 3 bathrooms. The gourmet kitchen is designed for both style and function, featuring stainless steel appliances, a corner pantry, and a large kitchen island. The spacious primary bedroom includes a walk-in closet and private 4-piece ensuite, while the bright living room opens onto a balcony. The basement, with its own separate entrance, offers a 2-bedroom illegal suite with a full 4-piece bathroom, kitchen, storage area, and utility room. Notable upgrades include in-floor heating in the basement, a durable metal roof, and spray foam insulation throughout the entire building. This exceptional property offers the rare chance to live, work, and invest all in one location, with added potential for additional income. Own your business, own your building, and stop paying expensive retail rent. Call today to explore this exciting opportunity.