

**MLS # A2305028**

**Cochrane, Alberta**



**\$249,900**

<b>Division:</b>	Cochrane
<b>Type:</b>	Business
<b>Bus. Type:</b>	Bar/Tavern/Lounge
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,426 sq.ft.
<b>Zoning:</b>	C-N

<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:** Furniture, equipment, inventory, miscellaneous.

Don't miss this exceptional opportunity to own a well-established and profitable pub located in the heart of Cochrane, Alberta. This beloved local gem boasts a strong and loyal customer base, serving as a social hub for both residents and visitors. **Key Features:** **Strong Financial Performance:** The business has a proven track record of solid revenues and cash flow, making it an excellent investment. **Capacity for Growth:** With an interior capacity of 48 seats and a charming 15-seat outdoor patio, there is ample space to serve a growing clientele. **Untapped Potential:** Current operations run on limited hours, typically opening in the afternoon and closing by 10 PM. A new owner could significantly increase profitability by extending hours to include weekend brunch, late-night service, and introducing a delivery option. **Minimal Competition:** Enjoy a competitive advantage with no direct competition in the immediate area. The pub's reputation and steady customer loyalty ensure consistent business. **Reliable Team:** The dedicated, knowledgeable staff are a significant asset and are willing to remain with the business, ensuring a smooth transition. **Seamless Transition:** The current owner is committed to the buyer's success and is open to providing training for a negotiable period of 30 to 60 days. This is an ideal opportunity for a hands-on operator or an experienced industry professional looking to acquire a profitable business with immense potential for growth. Confidentiality is paramount; an NDA is required for further details.