



GRASSROOTS
REALTY GROUP

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MLS # A2312964

Cochrane, Alberta



\$350,000

Division:	Cochrane
Type:	Business
Bus. Type:	Fast Food, Food & Beverage
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,189 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Seller to provide asset list upon accepted offer.		

Seize this rare opportunity to step into a nationally recognized franchise restaurant with a fully built-out, turnkey setup ready for seamless day-one operations. This approx. 1,200 sq ft space features modern commercial equipment and stylish interiors — everything is in place for a new owner to simply walk in and run. Positioned inside a thriving retail plaza in one of Alberta's fastest-growing communities, the location sits directly in front of a major corporate office housing 400–500 staff, delivering a built-in repeat customer base alongside consistent foot traffic from surrounding national anchor tenants. With no direct competition in the immediate trade area, this franchise benefits from strong brand recognition and an exceptionally loyal local following. A trained team is already in place and open to staying on post-transition, making this one of the smoothest handovers on the market. Whether you are a first-time owner-operator ready to hit the ground running or a seasoned investor looking to add a proven concept to your portfolio, this is a compelling, low-risk entry into Cochrane's booming food and beverage market. NDA required prior to disclosure. Please do not approach staff or visit the premises without a confirmed appointment.