



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4, 79 Railway Street E
Cochrane, Alberta

MLS # A2313991



\$170,000

Division: Downtown

Type: Business

Bus. Type: Liquor Store

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: Railway Liquor

Size: 1,000 sq.ft.

Zoning: C-G

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Asset List is available

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Excellent opportunity to own a well-located liquor business in the growing community of Cochrane. Situated on a busy main road with strong visibility and easy customer access, this store benefits from consistent local traffic and a steady flow of regular customers. The business is surrounded by complementary neighbouring businesses including a popular sports bar and a dance studio, helping generate ongoing foot traffic throughout the day and evening. Base Rent \$2500 a month, CAM 726.67 a month. Business Highlights * Prime main road location in Cochrane, AB * Strong exposure and regular customer footfall * Neighbouring tenants include a sports bar and dance studio * Steady sales performance * Opportunity for owner-operator or family business * Growing residential and commercial area