



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2329003

Cochrane, Alberta



\$249,000

Division:	Cochrane
Type:	Retail
Bus. Type:	Fast Food,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,607 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Asset list to be provided before closing		

Excellent opportunity to acquire a well-established restaurant in a prime Cochrane location. Currently operating as a successful breakfast and lunch restaurant with additional catering revenue, this business offers significant growth potential for a new owner by expanding into dinner service. The premises feature seating for 48 guests, a 12-foot canopy, and a favorable lease with rent that includes operating costs. The business enjoys a loyal customer base, strong community presence, and numerous positive online reviews. The existing trade name may be included in the sale at the buyer's discretion. A turnkey opportunity for an owner-operator or investor looking to enter or expand in the hospitality industry. Confidentiality agreement required. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT.