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114 THIRD AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Cochrane, Alberta

Listing ID:
31125


MLS ID:
A2234953

\$79,000



 **PRANSHU DIXIT**
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 114 Third Avenue W, Cochrane , Alberta T4C 0A4

Transaction Type For Sale	Days On Market 1	Zoning C-HD
Subdivision Downtown	Year Built 1956	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 2395H
Building Area (Sq. Ft.) 1240.00	Building Area (Sq. M.) 115.20	Lot Size (Sq. Ft.) 7000
Lot Size (Acres) 0.16	Inclusions As per inventory list	Restrictions See Remarks
Reports None		

Don't miss this incredible opportunity to acquire Jaipur India Cuisine, a highly reputable and long-standing Indian restaurant located in the heart of downtown Cochrane! For nearly 15 years, Jaipur India Cuisine has been a top-performing restaurant in the community, boasting a strong track record and a loyal customer base. This is a turnkey operation, ready for a new owner to step in and continue its legacy of success. This established restaurant has nearly 15 years of credibility as one of Cochrane's top restaurants and is a turnkey operation, currently in excellent running condition. You'll benefit from an experienced chef currently on an LMIA. The spacious interior features 32 indoor seats, complemented by a large 32-seat patio, perfect for enjoying Cochrane's vibrant atmosphere. There's also a well-appointed bar area and extensive storage in the basement. Located in a detached building right in the center of Cochrane's bustling downtown, this restaurant offers excellent visibility and accessibility. Ample parking is available at the rear of the restaurant, in addition to plenty of street parking. It's also conveniently situated with easy access from Crowchild Trail. As one of the first East Indian restaurants in Cochrane, it boasts a history of successful sales. The business comes with a favorable lease: a pending 2-year term with an additional 3-year renewable option, providing stability for the new owner. This is an ideal opportunity for a family looking to own and operate a thriving business. Take advantage of the lowest price for a business sale and make Jaipur India Cuisine your own! Ready to take over a successful family business? Contact us today to learn more about Jaipur India Cuisine!

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