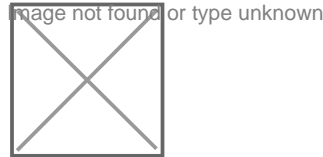


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

FAST FOOD,FOOD & BEVERAGE ,RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Cochrane, Alberta



Listing ID:
31894


MLS ID:
A2252892

\$368,000



 **SATYAM BANSAL**
 (587) 971-7998

 **TREC The Real Estate Company**
 403-270-4060

 33, 31 Bow St , Cochrane , Alberta T4C 2N1

Transaction Type For Lease	Days On Market 94	Lease Amount 4800.00
Lease Frequency Monthly	Subdivision Bow Ridge	Building Type Major Shopping, Shopping Centre, Strip Mall
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1189.00	Building Area (Sq. M.) 110.46	Inclusions Seller to provide asset list upon request.
Restrictions None Known	Reports Call Lister	

Rare opportunity to acquire a high-exposure franchise restaurant in one of Cochrane's busiest and fastest-growing retail destinations. This approx. 1,200 sq. ft. space is fully built out with modern equipment, stylish interiors, and a turnkey setup designed for seamless operations. Ideally located directly across from a major corporate office employing lot of staff and surrounded by national anchor tenants, the business benefits from exceptional visibility, steady foot traffic, and consistent demand. With no direct competition in the immediate area, a strong brand reputation, and trained staff willing to remain, this restaurant is well-positioned for immediate success and long-term growth. The lease is attractively priced at Approximately \$4,500/month including pylon signage and GST with seven years remaining—providing stability and peace of mind for the next owner. with seven years remaining, offering stability and peace of mind for the next owner. There is also exciting potential to add a ghost kitchen or delivery concept to further maximize revenues. This is the perfect opportunity for an owner-operator or savvy investor seeking a proven, cash-flowing food business in a thriving community. Confidential listing—please do not approach staff. NDA required for further details.

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