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416 1 STREET W FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Cochrane, Alberta

Listing ID:
34008

MLS ID:
A2286168

\$159,000



 **JASON CHOI**
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 403-547-8401

 **416 1 Street W, Cochrane , Alberta T4C 1X8**

Transaction Type	Days On Market	Subdivision
For Lease	1	Downtown
Building Type	Year Built	Structure Type
Free-Standing	1961	Retail
Property Type	Property Sub Type	Building Area (Sq. Ft.)
Commercial	Retail	1258.00
Building Area (Sq. M.)	Inclusions	Restrictions
116.87	The Seller will provide the list of equipment.	Landlord Approval

Reports

Financial Statements, Formal Lease

Rare opportunity to acquire a tastefully renovated Korean restaurant asset sale in the heart of beautiful Cochrane. This character-filled space is situated on a high-visibility major street that experiences significant foot traffic throughout the year, especially during the vibrant summer months. Cochrane is located just 18 km west of Calgary and has established itself as one of the fastest-growing communities in Alberta, boasting a local population of over 30,000 and a massive trading area of 1,000,000 people. The restaurant offers a versatile 1,258 sqft layout that includes 53 indoor seats and a dedicated area for private functions. A standout feature is the fantastic 24 seat patio, which is exceptionally popular with both locals and tourists visiting the historic main street. The efficient kitchen is fully equipped with a vented line and a walk-in cooler, making it an ideal turnkey setup for almost any culinary concept. The property itself features a free-standing building on a generous 0.16 acre lot, with a substantial modern addition completed in 2000. This is an asset sale only, providing the perfect canvas to bring your own business concept to a proven, high-growth location. The second floor features a dedicated area ideal for a bar or cocktail lounge, complete with two separate washrooms and additional storage space. There is also one washroom located on the main floor, bringing the total to three washrooms within the restaurant. Recent upgrades include the installation of a new ice maker and dishwasher, as well as a newly installed drain system. The furnace, water heater, and HVAC systems were recently replaced.

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