

# \$410,000 - N/A, Cochrane

MLS® #A2217425

**\$410,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

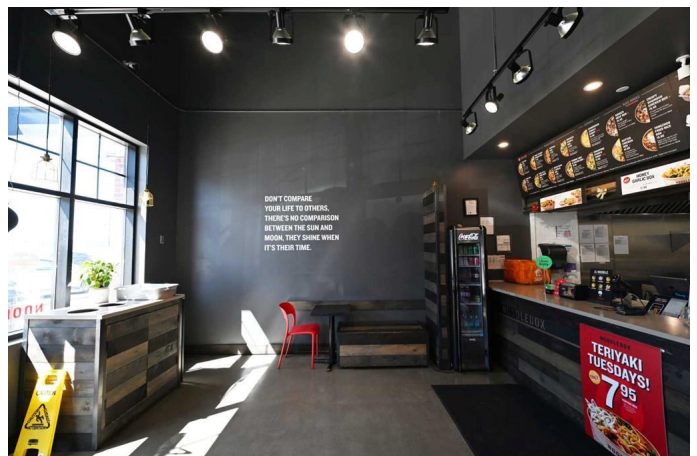
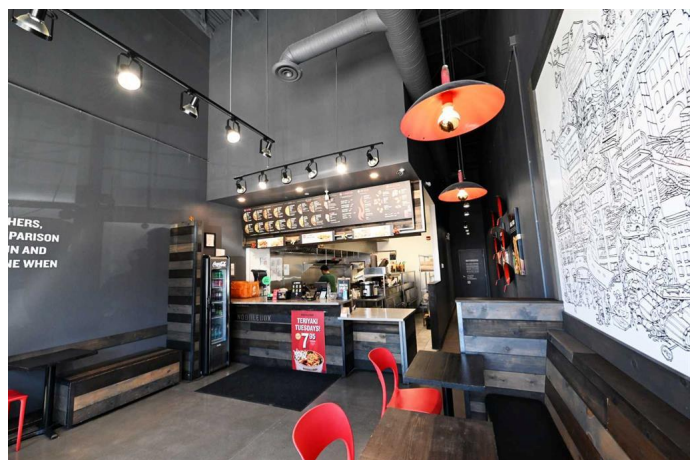
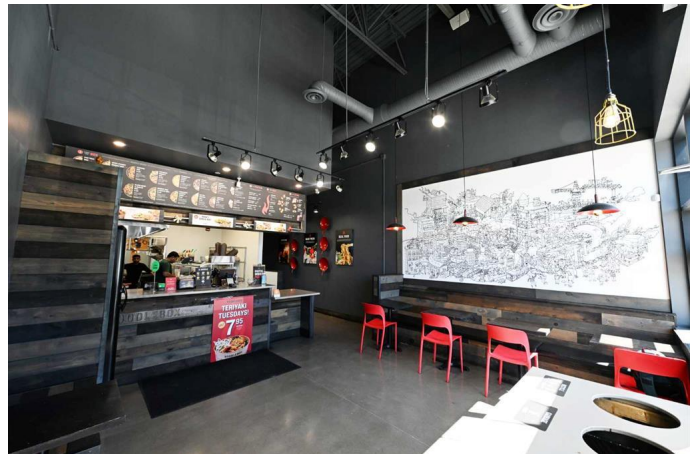
N/A, Cochrane, Alberta

Exciting opportunity to own a renowned franchise restaurant in a thriving retail plaza in Cochrane, AB. This approx. 1,200 SQFT fully built-out space features modern equipment, stylish interiors, and a turnkey setup ready for seamless takeover. Located directly in front of a major corporate office with 400-500 staff and surrounded by high-traffic national anchor tenants, the location offers unbeatable exposure and consistent foot traffic.

With no direct competition nearby and a strong brand reputation, this business is well-positioned for success. The current lease is \$4,100/month with 7 years remaining, and the operation is supported by trained staff who are open to staying. There's also potential to add a ghost kitchen to maximize revenue streams.

Ideal for an owner-operator or investor looking to step into a proven, profitable concept in a rapidly growing community.

Perfect for owner-operators or savvy investors looking for a turnkey food business in a high-growth market. Please do not approach staff. NDA required. Sale includes business and lease assignment only. No real property included.



## Essential Information

MLS® #	A2217425
Price	\$410,000
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	N/A
Subdivision	N/A
City	Cochrane
County	Rocky View County
Province	Alberta

### Additional Information

Date Listed	May 3rd, 2025
Days on Market	117

### Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.