



GRASSROOTS
REALTY GROUP

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MLS # A2217425

Cochrane, Alberta



\$410,000

Division:	Cochrane
Type:	Business
Bus. Type:	Fast Food,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,189 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Seller to provide asset list upon request.		

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.