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MLS # A2259109

Cochrane, Alberta



\$325,000

Division: Cochrane

Type: Business

Bus. Type: Bar/Tavern/Lounge

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,426 sq.ft.

Zoning: C-N

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Furniture, equipment, inventory, miscellaneous.

Don't miss this exceptional opportunity to own a well-established and profitable pub located in the heart of Cochrane, Alberta. This beloved local gem boasts a strong and loyal customer base, serving as a social hub for both residents and visitors. Key Features: • Strong Financial Performance: The business has a proven track record of solid revenues and cash flow, making it an excellent investment. • Capacity for Growth: With an interior capacity of 48 seats and a charming 15-seat outdoor patio, there is ample space to serve a growing clientele. • Untapped Potential: Current operations run on limited hours, typically opening in the afternoon and closing by 10 PM. A new owner can significantly increase profitability by extending hours to include weekend brunch, late-night service, and introducing a delivery option. • Minimal Competition: Enjoy a competitive advantage with no direct competition in the immediate area. The pub's reputation and steady customer loyalty ensure consistent business. • Reliable Team: The dedicated, knowledgeable staff are a significant asset and are willing to remain with the business, ensuring a smooth transition. • Seamless Transition: The current owner is committed to the buyer's success and is open to providing training for a negotiable period of 30 to 60 days. This is an ideal opportunity for a hands-on operator or an experienced industry professional looking to acquire a profitable business with immense potential for growth. Confidentiality is paramount. Inquiries will be accepted only from serious, qualified buyers. NDA required for further details.