



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**MLS # A2259109**

**Cochrane, Alberta**

**\$369,900**



**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

|                    |   |                       |   |
|--------------------|---|-----------------------|---|
| <b>Heating:</b>    | -   | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>     | -   | <b>Based on Year:</b> | - |
| <b>Roof:</b>       | -   | <b>Utilities:</b>     | - |
| <b>Exterior:</b>   | -   | <b>Parking:</b>       | - |
| <b>Water:</b>      | -   | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>      | -   | <b>Lot Feat:</b>      | - |
| <b>Inclusions:</b> | 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: &bull; Strong Financial Performance: The business has a proven track record of solid revenues and cash flow, making it an excellent investment. &bull; 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. &bull; 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. &bull; 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. &bull; Reliable Team: The dedicated, knowledgeable staff are a significant asset and are willing to remain with the business, ensuring a smooth transition. &bull; 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. This is an AI generated image, not an accurate representation of the business for sale.