

**33, 31 Bow St
Cochrane, Alberta**

MLS # A2252892



\$368,000

Division:	Bow Ridge
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.		

Rare opportunity to acquire a high-exposure franchise restaurant in one of Cochrane's busiest and fastest-growing retail destinations. This approx. 1,200 sq. ft. space is fully built out with modern equipment, stylish interiors, and a turnkey setup designed for seamless operations. Ideally located directly across from a major corporate office employing lot of staff and surrounded by national anchor tenants, the business benefits from exceptional visibility, steady foot traffic, and consistent demand. With no direct competition in the immediate area, a strong brand reputation, and trained staff willing to remain, this restaurant is well-positioned for immediate success and long-term growth. The lease is attractively priced at Approximately \$4,500/month including pylon signage and GST with seven years remaining—providing stability and peace of mind for the next owner. With seven years remaining, offering stability and peace of mind for the next owner. There is also exciting potential to add a ghost kitchen or delivery concept to further maximize revenues. This is the perfect opportunity for an owner-operator or savvy investor seeking a proven, cash-flowing food business in a thriving community. Confidential listing—please do not approach staff. NDA required for further details.