

\$185,000 - 205 3 Avenue, Cochrane

MLS® #A2271214

\$185,000

0 Bedroom, 0.00 Bathroom, 2,640 sqft
Business

Downtown, Cochrane, Alberta

This impressive 2,600 sq. ft. convenience store is one of the best you'll come across! It features a Chester's franchise. The store operates with strong margins of over 25% and benefits from a low monthly rent of just \$4,180, which includes operating costs. Remarkably, the lottery commission alone covers the annual rent. Strategically located in the first plaza as you enter Cochrane from the NW, it sits right next to Subway and Tacotime, ensuring consistent foot traffic. Don't miss out—call now before it's gone! (id:6289)

Built in 1980

Essential Information

Listing #	A2271214
Price	\$185,000
Bathrooms	0.00
Square Footage	2,640
Year Built	1980
Type	Business

Community Information

Address	205 3 Avenue
Subdivision	Downtown
City	Cochrane
Province	Alberta
Postal Code	T4C1B8

Listing Details



Listing Office

RE/MAX iRealty Innovations



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