

# \$4,500,000 - 50 - 52 Highway 11 S, Cochrane

MLS® #T12140454

**\$4,500,000**

0 Bedroom, 48.00 Bathroom, 6 sqft

Business on 6.04 Acres

Cochrane, Cochrane, Ontario

Priced to sell, Motel and Restaurant businesses with land - A well maintained 43 ROOM MOTEL with 2 Apartments for the Owner/Manager & Staff to stay. Additionally, the property has a Restaurant (established 24 1 PIZZA with Liquor licence + extra space for adding another food franchise - used to have Quesada in the past) Total Area 6 ACRES, great potential for future development. Property is well situated facing right on Trans-Canada Highway 11 with 500 feet frontage in the growing town of Cochrane which is right in the mid-way of Toronto and Thunder Bay. Year-round profitable business, Snowmobile trail is passing through the property (equally busy in the winter months). Cochrane town is fast developing with many new businesses established in past few years. Current owners have been successfully managing this property since 2019. Great repeat customer base of tourists, workers, contractors, hunters, snowmobilers etc. and Evacuees through City due to flood, fire, storm etc. Employees run both businesses and both are profitable with the future potential to grow even more profit for the right buyer to add another food franchise beside the 24 1 Pizza. The motel was operating as Thriftlodge franchise until 2024. \*\*\*\*\* OPTION for the BUYERS: The buyer can ONLY buy a Separate Restaurant Building along with existing 24 1 Pizza and 3 attached kitchenette Motel Rooms (see pictures) at a reasonable market price. Then the seller will sell remaining



40 Room Motel to another buyer by severance  
the land parcel. (id:6289)

## Essential Information

Listing #	T12140454
Price	\$4,500,000
Bathrooms	48.00
Square Footage	6
Acres	6.04
Type	Business

## Community Information

Address	50 - 52 Highway 11 S
Subdivision	Cochrane
City	Cochrane
Province	Ontario
Postal Code	P0L1C0

## Amenities

Amenities	Highway
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## Interior

Heating	Natural gas Hot water radiator heat
Cooling	Fully air conditioned

## Listing Details

Listing Office	CENTURY 21 PEOPLE'S CHOICE REALTY INC.
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