

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: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: Furniture, equipment, inventory, miscellaneous.

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

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.