

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:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	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:

- 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.