

# \$368,000 - 33, 31 Bow St, Cochrane

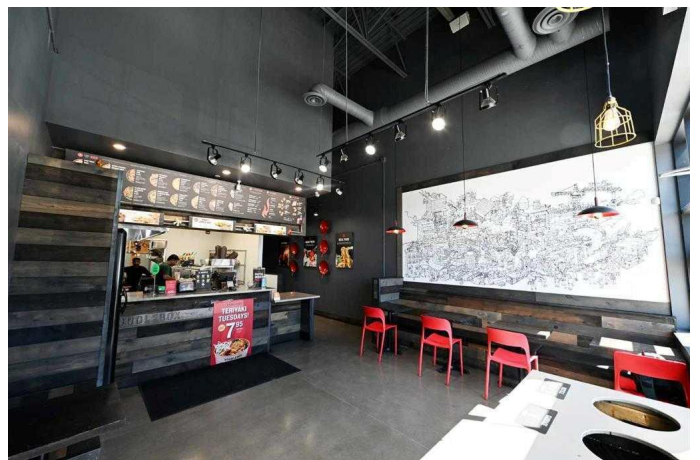
MLS® #A2252892

**\$368,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Bow Ridge, Cochrane, Alberta

Rare opportunity to acquire a high-exposure franchise restaurant in one of Cochrane's™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.



## Essential Information

MLS® #	A2252892
Price	\$368,000
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	33, 31 Bow St
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2N1

### Additional Information

Date Listed	August 30th, 2025
Days on Market	10

### Listing Details

Listing Office	TREC The Real Estate Company
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