

\$349,900 - N/A, Cochrane

MLS® #A2259109

\$349,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Cochrane, Alberta

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.

Built in 1993

Essential Information

MLS® #	A2259109
Price	\$349,900
Bathrooms	0.00
Acres	0.00
Year Built	1993
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	N/A
Subdivision	N/A
City	Cochrane
County	Rocky View County
Province	Alberta

Amenities

Parking Spaces	30
----------------	----

Additional Information

Date Listed	September 25th, 2025
Days on Market	56
Zoning	C-N

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.