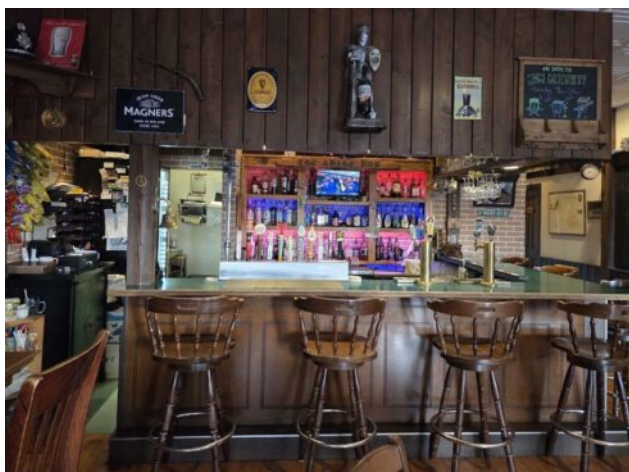


MLS # A2259109**Cochrane, Alberta****\$280,000**

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.