

**205 3 Avenue  
Cochrane, Alberta**

**MLS # A2271214**

**\$185,000**



**Division:** Downtown

**Type:** Retail

**Bus. Type:** Convenience Store, Grocery, Other

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,640 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Equipment List will be Provided.

This impressive 2,600 sq. ft. convenience store is one of the best you'll come across! It features a Chester's franchise. The store operates with strong margins of over 25% and benefits from a low monthly rent of just \$4,180, which includes operating costs. Remarkably, the lottery commission alone covers the annual rent. Strategically located in the first plaza as you enter Cochrane from the NW, it sits right next to Subway and Tacotime, ensuring consistent foot traffic. Don't miss out—call now before it's gone!