

**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:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
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!