

\$399,900 - 123 Any Street, Cochrane

MLS® #A2222539

\$399,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown, Cochrane, Alberta

This impressive 2,600 sq. ft. convenience store is one of the best you'll come across! It features a Chester's franchise and a fully equipped kitchen, with pizza recently added to the menu.

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 outâ€”call now before it's gone!

Built in 1980

Essential Information

MLS® #	A2222539
Price	\$399,900
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	123 Any Street
---------	----------------



Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1B8

Additional Information

Date Listed	May 20th, 2025
Days on Market	14

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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