

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

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	38

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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