

# \$250,000 - 123 Any Street, Cochrane

MLS® #A2245485

**\$250,000**

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.

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!



Built in 1980

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2245485   |
| Price      | \$250,000  |
| 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    | September 20th, 2025 |
| Days on Market | 8                    |

### **Listing Details**

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

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