

\$185,000 - 205 3 Avenue, Cochrane

MLS® #A2271214

\$185,000

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® #	A2271214
Price	\$185,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	205 3 Avenue
Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta



Postal Code T4C 1B8

Additional Information

Date Listed November 17th, 2025

Listing Details

Listing Office RE/MAX iRealty Innovations

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