

# **\$79,000 - 114 Third Avenue W, Cochrane**

---

MLS® #A2234953

**\$79,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.16 Acres

Downtown, Cochrane, Alberta

Don't miss this incredible opportunity to acquire Jaipur India Cuisine, a highly reputable and long-standing Indian restaurant located in the heart of downtown Cochrane! For nearly 15 years, Jaipur India Cuisine has been a top-performing restaurant in the community, boasting a strong track record and a loyal customer base. This is a turnkey operation, ready for a new owner to step in and continue its legacy of success.

This established restaurant has nearly 15 years of credibility as one of Cochrane's top restaurants and is a turnkey operation, currently in excellent running condition. You'll benefit from an experienced chef currently on an LMIA. The spacious interior features 32 indoor seats, complemented by a large 32-seat patio, perfect for enjoying Cochrane's vibrant atmosphere. There's also a well-appointed bar area and extensive storage in the basement.

Located in a detached building right in the center of Cochrane's bustling downtown, this restaurant offers excellent visibility and accessibility. Ample parking is available at the rear of the restaurant, in addition to plenty of street parking. It's also conveniently situated with easy access from Crowchild Trail. As one of the first East Indian restaurants in Cochrane, it boasts a history of successful sales.



The business comes with a favorable lease: a pending 2-year term with an additional 3-year renewable option, providing stability for the new owner. This is an ideal opportunity for a family looking to own and operate a thriving business. Take advantage of the lowest price for a business sale and make Jaipur India Cuisine your own!

Ready to take over a successful family business? Contact us today to learn more about Jaipur India Cuisine!

Built in 1956

### Essential Information

MLS® #	A2234953
Price	\$79,000
Bathrooms	0.00
Acres	0.16
Year Built	1956
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	114 Third Avenue W
Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0A4

### Additional Information

Date Listed	June 26th, 2025
Days on Market	13
Zoning	C-HD

### Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

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.