

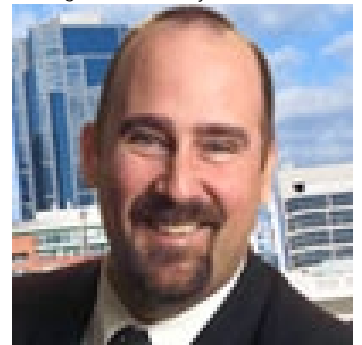
CENTURY 21 PEOPLE'S CHOICE REALTY INC., Brokerage

50 - 52 Highway 11 Cochrane Ontario

\$3,900,000

Price to Sell: Well maintained and upgraded 43 Room Motel (Travel Inn) & Restaurant (241 Pizza franchise) + 2 Apartments for the owner/manager or staff to stay. Total Area 6 Acres of commercial zoned land, great potential for future development. Huge parking lot, most of the worker groups working in different projects prefers this location, eat-drink and sleep at one stop. Property is well situated facing right on Trans-Canada Highway 11 with 500 feet frontage in the growing town of Cochrane which is right in the mid-way of Toronto and Thunder Bay. Year-round profitable business, Snowmobile trail is passing through the property (equally busy in the winter months). Current owner has been successfully managing this property since 2019 as an Absentee Owner, an employees run both businesses and both are profitable with the future potential to grow even more for the right buyer/owner operator to add another food franchise beside the 241 Pizza (set up is ready for Quesada or Burrito) Great repeat customer base of tourists, workers, contractors, hunters, snowmobilers etc. and Evacuees group come through the city due to flood, fire, storm etc. in there villages up in northern Ontario. Cochrane town is fast developing with many new businesses established in past few years AND new Mining Projects around Cochrane are expected Production is targeted to begin by 2027, with construction potentially breaking ground in 2026, The project is expected to employ up to 1,000-2,000 people and operate for over 40 years (check news on google) Excellent future potentials for the new buyer. (id:6769)

Listing Presented By:



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