

Unique Opportunity to Acquire a Recreational Investment Property Improved with a 9-Hole Regulation Golf Course

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FOR SALE

COCHRANE GOLF CLUB

240 RIVERVIEW DRIVE
COCHRANE, AB

**SALES UP OVER 44%
ROUNDS UP OVER 34%**

**APRIL & MAY
2024 VS 2025**

Property Introduction

Cushman & Wakefield ULC is pleased to present 240 Riverview Drive, Cochrane, Alberta, known as Cochrane Golf Club (the “Property”) to the market for sale. Built in 1990, the Property represents a unique opportunity to acquire a recreational investment property improved with a semi-private 9-hole regulation golf course and ancillary amenities. The Property also includes an 18-hole mini-golf course, practice area, pro shop, and a clubhouse. Furthermore, there is a third-party lease in place to WOW Chicken that generates approximately \$90,000 base rent per annum plus 5% percentage rent for sales over \$1 million (sales for 2024 were approximately \$2 million). There are multiple value-add opportunities with the acquisition including potential development of retail pads, inclusion of virtual golf simulators, and establishment of a golf training program. The Property benefits from a stable operating history that has seen a 5-year average of 34,568 rounds played and has investment upside through green fee growth.

Located in Cochrane’s Riverview residential district, Cochrane Golf Club is surrounded by an established residential neighbourhood providing a serene setting. The town of Cochrane is situated in the Foothills parkland Natural sub-regions of Alberta, and more specifically positioned along the intersection of Highway 1A and Highway 22, along the Bow River, approximately 20 kilometres northwest of Calgary (30-minute drive).

All interested parties should contact the listing agents for access to the data room and further due diligence items upon execution of an NDA.



Salient Details

Address	240 Riverview Drive, Cochrane, AB
Legal Description	Lot , Block B, Plan 9112550 Lot , Block A, Plan 9211697
Lot Area	64.38 acres
Zoning	PR – Parks and Recreation
Improvements	9-Hole Golf Course
5 –Year Average Round Played	34,568
Sales Year-Over-Year	May +56% April +25%
Gross Taxes	\$34,388
Asking Price	\$7,750,000 \$120,379 Per Acre



Investment Highlights



Unique scale with over 64 acres of income producing land that is supported by a desirable location and diversified income stream.



Stable operating history with a dependable and diversified income stream across public golf, membership dues, restaurant rent, mini-golf, and power cart rentals.



Golf has benefitted from a renewed popularity and increased focus on lifestyle and work-life balance. This resurgence coupled with Cochrane being Alberta's fastest growing municipality uniquely positions Cochrane Golf Club to capitalize on these favourable demographics.



Value-add opportunities through retail pad development, installation of golf simulators, and establishment of an operating golf school.



Cochrane benefits from its proximity to Alberta's largest city, Calgary which is a short 30-minute drive.



Cochrane Golf Club had 35,700 rounds played in 2024 up from the 5-year average of 34,568 rounds per year and has a compound annual growth rate in rounds played of 1.4% over that same period.





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