

\$90,000 - 31 Bow Street Common, Cochrane

MLS® #A2241509

\$90,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown, Cochrane, Alberta

PRICED FOR A QUICK SALE!!

Not Profitable Yet " But The Groundwork Is Done!

Bone & Biscuit Cochrane

Price includes approx. \$50,000 in inventory
(wholesale)

- Sale Type: Asset Sale

- This is a great opportunity for someone ready to step in and take it to the next level.

Priced well below the cost of opening new, Bone & Biscuit Cochrane offers a fully built-out retail space, fixtures, equipment, and inventory " without the \$400K startup cost. With the right hands-on owner, this store is ready to grow into the go-to destination for pet lovers in the area.

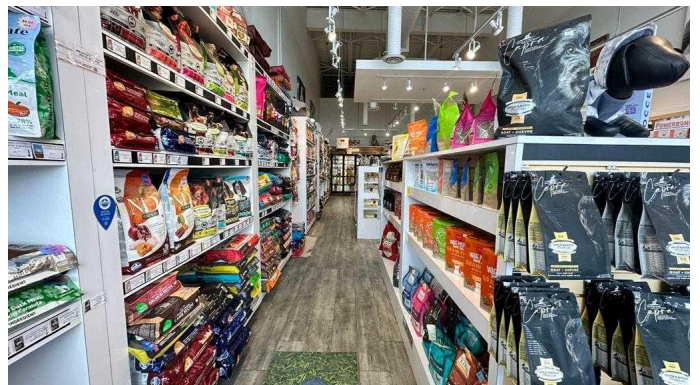
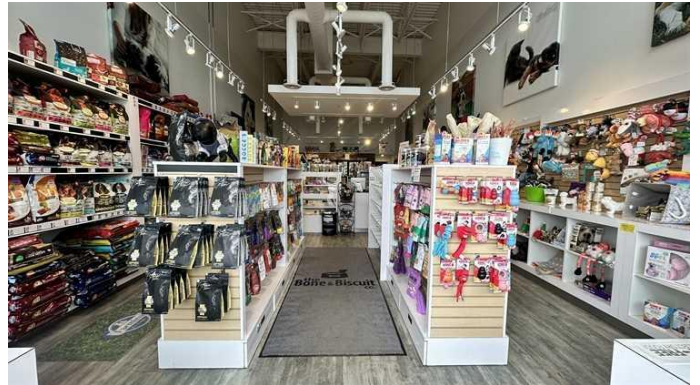
Business Highlights:

Asset sale " currently not profitable, priced accordingly

Includes approx. \$50,000 in inventory
(wholesale value)

Loyal local customer base

Franchise training, cloud-based systems, and



ongoing support

2 weeks of in-store training included from the current owner - Franchisor training to follow

Trained staff in place - in Store:

Bright space with large windows, high ceilings, and custom shelving

- Custom shelving, bakery case, tiered treat stand, locally made collars & more

- Built-in food shelving, gondolas, slat-wall displays

- 7-door walk-in freezer for frozen foods and treats

- Diamond-tip Engraving machine for the cutest personalized pet tags

- Well-organized layout for efficient merchandising and customer flow

The LOCATION: The Quarry, Cochrane â€“ high-traffic retail center with excellent visibility and easy access. Surrounded by residential neighborhoods and growing family communities.

IDEAL CANDIDATE: With a passion for pet's overall health, happiness and wellbeing - with some retail experience or small business experience, here a HUGE opportunity to step into a business that has the foundation to be a thriving store in the thriving town of Cochrane!

** Understands this is not a salary-paying business yet, but with the right effort and ownership, itâ€™s set up for success

Brings a vibrant presence to the store and community

Has strengths in retail, marketing, or business operations

Is seeking a rewarding challenge that comes with daily visits from furry four-legged customers eager to be spoiled

Wants to create a standout experience and build lasting connections “ because in this business, your efforts will literally pay off

Minimum recommended liquid capital:
\$100,000 CAD -
NDA and buyer application required before financial details or store visit - Please do not approach staff or inquire in store - Call your Favorite Realtor today for more details!

Built in 2014

Essential Information

MLS® #	A2241509
Price	\$90,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	31 Bow Street Common
Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2N1

Additional Information

Date Listed	July 19th, 2025
-------------	-----------------

Days on Market 34

Listing Details

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.