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## PET STORE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Cochrane, Alberta



**Listing ID:**  
31409


**MLS ID:**  
A2241509

**\$90,000**



 **TAMMY MACDONALD**  
 (403) 710-5661

 MaxWell Canyon Creek  
 403-278-8899

 31 Bow Street Common , Cochrane , Alberta T4C2N1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 2	<b>Lease Amount</b> 36.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Renewal Option	<b>Sub Lease</b> 1
<b>Subdivision</b> Downtown	<b>Year Built</b> 2014	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1440.00
<b>Building Area (Sq. M.)</b> 133.78	<b>Access to Property</b> Strip Shopping Mall	<b>Inclusions</b> FFE and current inventory approx \$45k - \$50k TBD
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Contracts,Other Documents	

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 – 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, it'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!

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