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## 7, 31 BOW ST COMMON FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Cochrane, Alberta

**Listing ID:**  
33686

**MLS ID:**  
A2280982

**\$50,000**



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

 MaxWell Canyon Creek  
 403-278-8899

 7, 31 Bow St Common , Cochrane , Alberta T4C 2N1

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	4	6184.00
<b>Lease Frequency</b>	<b>Subdivision</b>	<b>Building Type</b>
Monthly	NONE	Street Level Storefront, Strip Mall
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Mixed Use	Commercial	Retail
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
1400.00	130.06	Approx \$40k INVENTORY (Wholesale value), Furnishings, Fixturing, POS
<b>Restrictions</b>	<b>Reports</b>	
Landlord Approval	Contracts	

IMMEDIATE SALE – Pet Specialty Franchise | \$50,000 ALL IN (Inventory Included) Every great business story has a moment where the right owner steps in and brings it back to life. This is that moment. - An established PET SPECIALTY STORE in Cochrane - part of a strong, nationally recognized Franchise brand - is now available at essentially inventory value. For \$50,000 (+ gst) all in, this is a rare chance to step into a trusted name in pet care and revive it to its full potential. - This Franchise is well known for its dedication to pets' overall health, wellness, and happiness, offering premium food, treats, supplements, and products that pet owners truly care about. The foundation is there. The brand is trusted. The systems exist. The location is highly visible with consistent shoppers. - What's missing is a hands-on, community-focused owner operator who has a strong retail or small business background – who will actively manage the store and revive the customer base, support local pet events and bring renewed energy and consistency to the business. - While the store is not currently profitable, its potential is far greater than current sales reflect. With the right leadership, merchandising, and local engagement, this location has significant potential. – PRICE INCLUDES INVENTORY - Additional Capital Required: Minimum \$125,000 available to refresh inventory, support growth, and rebuild momentum. NDA required for further details - Please do not approach staff or inquire in store Please contact your favorite REALTOR today to learn more!

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