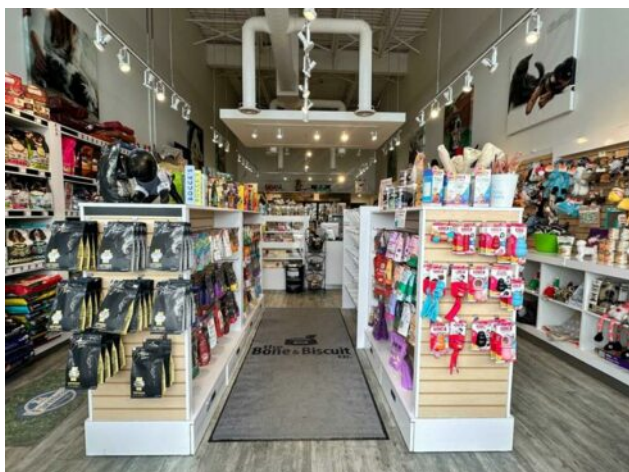


7, 31 Bow St Common  
Cochrane, Alberta

MLS # A2280982



## \$50,000 per month

Division: NONE  
Type: Retail  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 1,400 sq.ft.  
Zoning: -

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -

**Inclusions:** Approx \$40k INVENTORY (Wholesale value), Furnishings, Fixturing, POS

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!