

# \$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.

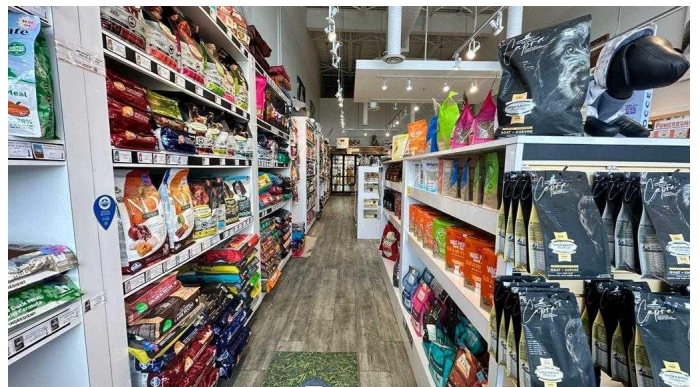
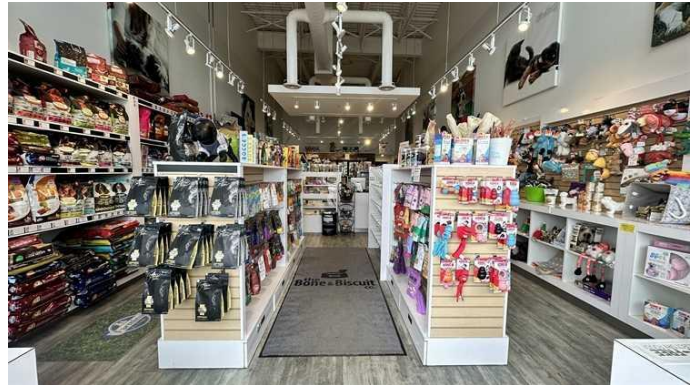
Business Highlights:

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      42

**Listing Details**

Listing Office              MaxWell Canyon Creek

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