

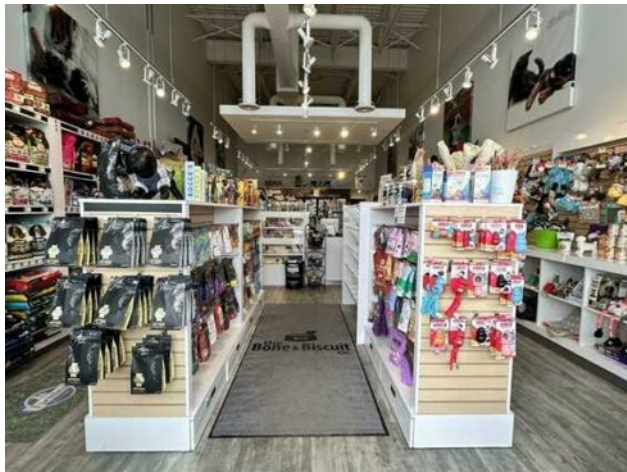


GRASSROOTS
REALTY GROUP

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**31 Bow Street Common
Cochrane, Alberta**

MLS # A2241509



\$90,000

Division: Downtown

Type: Retail

Bus. Type: Pet Store

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: Bone & Biscuit

Size: 1,440 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: FFE and current inventory approx \$45k - \$50k TBD

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!