

# \$220,000 - N/A, Cochrane

MLS® #A2114870

**\$220,000**

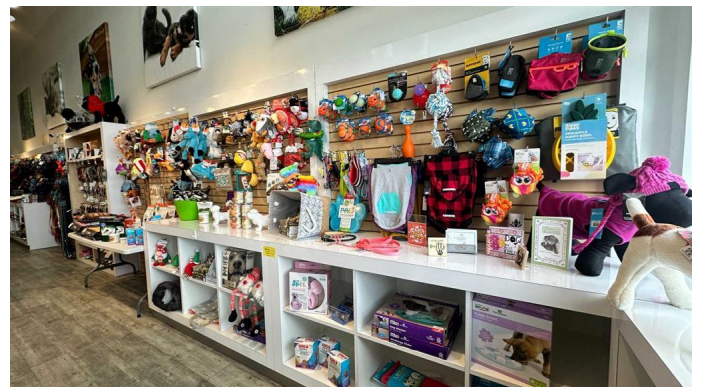
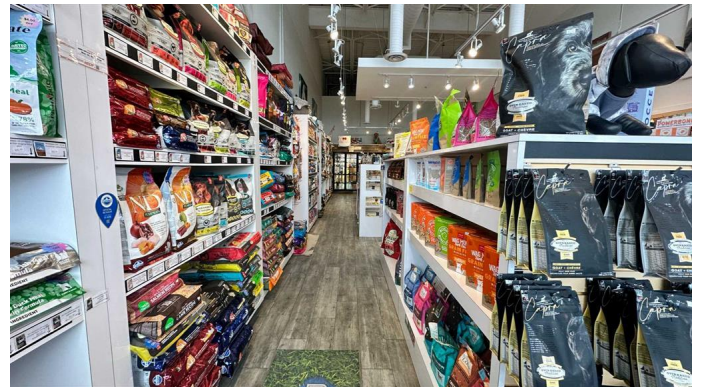
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Cochrane, Alberta

Love Pets? Own a Pet Specialty Store in Cochrane that's priced BELOW the cost of opening a NEW store and less than buying a Home in this market!

Are you passionate about pets and looking to become an entrepreneur? Then this is the perfect opportunity for you! This established pet specialty store located in Cochrane, is now up for sale at the incredible price of \$220,000!!! And that's not all - the price includes approx. \$60,000 (wholesale value) worth of inventory, making this a truly RARE opportunity!

This bright, beautiful pet store is in a prime location with easy access. With custom white shelving, high ceilings, large store-front windows, to the tired treat stand filled with over 50 varieties of chew sticks, bones & more! A custom bakery case stocked with birthday and seasonal cookies, and the custom collar shelf, the perfect place to merchandise many of the locally made designs! The gondolas and display walls are lined with slat wall for easy organization and merchandising of toys, treats, accessories, supplements, grooming products and more! The built-in, wall to wall food shelves hold the large inventory of dry, canned, freeze dried and dehydrated food options. There is a 7 door walk in freezer filled with frozen raw food, favorite bones and frozen treats! Plus, a diamond tip engraving machine for customers to buy and customize



their pet's tag!!

The store is set up beautifully, offering a warm welcome to all local furry friends! With a loyal customer base, built up over the past 5+ years, it has become a friendly destination, offering a wide range of premium products for cats and dogs, including quality food, locally sourced treats, fun and interactive toys, favorite accessories, and more!

A proven Franchise model. The store has lots of potential for continued growth with a "hands-on", dedicated owner / operator! The owner will provide 4 weeks of instore training and has trained staff already in place.

The Franchise provides ongoing support and resources for owners, including marketing, cloud-based operating system, and access to their network of fellow franchisees.

\*\*\* Please direct ALL inquires through your favorite Realtor â€“ PLEASE do NOT approach staff or inquire in store. Thank you!  
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Built in 2014

### **Essential Information**

MLS® #	A2114870
Price	\$220,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	N/A
Subdivision	N/A

City	Cochrane
County	Rocky View County
Province	Alberta

### **Additional Information**

Date Listed	March 14th, 2024
Days on Market	365

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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