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ANIMAL GROOMING FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32621

MLS ID:
A2266208

\$250,000



 **KELLI RODRIGUEZ**
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 Century 21 Bravo Realty
 403-250-2882

 Calgary , Alberta

Transaction Type For Lease	Days On Market 5	Lease Amount 36.00
Lease Frequency Monthly	Building Type Commercial Mix, Major Shopping, Mixed Use, Retail, See Remarks, Street Level Storefront, Strip Mall	Year Built 1980
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1131.00	Building Area (Sq. M.) 105.07	Inclusions N/A
Restrictions None Known	Reports Financial Statements, Formal Lease	

Profitable Pet Grooming Salon – NW Calgary Turnkey, long-established grooming business in a busy NW Calgary plaza. Operating successfully since 1997, with steady gross revenue exceeding \$500,000 per year, currently servicing approximately 30-35 dogs per day. Features 6 grooming stations (with space for 1 more), 2 bath stations, new tankless water heaters, hydraulic grooming tables, upgraded kennels, flooring, lighting, and a reception area. Fully staffed with a full-time manager, allowing passive ownership. Excellent exposure near Ranchlands Blvd, Crowfoot, and John Laurie Blvd. Lease in place until Aug 2029, Water is included in the operating costs! Ideal for owner-operator or investor. Landlord approval required. Do not approach staff; appointment required.

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