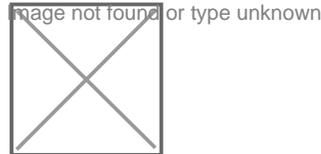


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

567 CALGARY PET STORE WITH GROOMING PLACE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location

Calgary, Alberta

Listing ID:

33682

MLS ID:

A2280857

\$380,000



 **TAMMY MACDONALD**
 (403) 710-5661

 MaxWell Canyon Creek
 403-278-8899

 567 Calgary Pet Store With Grooming Place , Calgary , Alberta T3M 0G5

Transaction Type For Lease	Days On Market 104	Lease Amount 8128.00
Lease Frequency Monthly	Subdivision Deerfoot Business Centre	Building Type Retail,Street Level Storefront,Strip Mall
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Mixed Use
Building Area (Sq. Ft.) 1979.00	Building Area (Sq. M.) 183.85	Inclusions Approx \$90k INVENTORY (Wholesale Value), Furnishings, Fixtures, Equipment, POS, Grooming station
Restrictions Landlord Approval	Reports Contracts	

SALE PENDING ! Profitable | Pet Specialty | Locally Owned & Operated | Grooming | Calgary - An excellent opportunity to own a PROFITABLE, nationally recognized, PET SPECIALTY FRANCHISE locally owned - operated. This established business is generating over \$700k annually and serves a loyal customer base seeking premium pet food, treats, and supplements that prioritize pet health and well-being. Full-service, in-store PET GROOMING was added this year and is already thriving, generating additional revenue. The store is known for its pet passionate and knowledgeable staff, having a skilled groomer with a loyal following and a hands on owner operator who focused on offering the quality products combined with a welcoming customer experience . Potential of Future GROWTH is quite literally Next Door!! A PET-FRIENDLY 350+ unit Condo development opening adjacent to the store this year is expected to enhance visibility and walk-in traffic! The store has completed a brand refresh in 2024, including new shelving, fresh paint, and updates to the current brand look and feel - this a true TURNKEY opportunity with no immediate capital expenditures required. Included in the Asking Price: - Furniture, Fixtures & Equipment approx \$100k value - Inventory / Stock: approx \$85,000 (wholesale value) - Location highlights include: Proven profitability with sales in excess of \$700K- Health-focused product mix aligned with strong consumer trends - Thriving in-store grooming operation Growth driven by owner involvement, community engagement & nearby residential development - Strong systems, trained staff, and a loyal clientele. Onsite training will be provided by both the current owner and the franchisor, ensuring a smooth and well-supported transition. Franchise training fee may apply. A Signed NDA is required to disclose exact location or additional information. Call your favorite Realtor today to find out more!

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