

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.

## PET STORE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Edmonton, Alberta

Listing ID: 30083

MLS ID: A2209073

\$125,000



- A TAMMY MACDONALD
- **(403)** 710-5661
- MaxWell Canyon Creek
- **403-278-8899**
- 🛱 Edmonton , Alberta

**Transaction Type** 

For Lease

**Days On Market** 

Lease Term Remaining

Lease Amount

81

Lease Frequency

Monthly

**Lease Term** Renewal Option

40.00

**Sub Lease** 

1

Year Built 2022

209

Structure Type Mixed Use

**Property Type** 

Commercial

**Property Sub Type** 

Retail

Building Area (Sq. Ft.)

1661.00

Inclusions

Building Area (Sq. M.)

154.31

Lot Features

Paved

FIXTURES, EQUIPMENT, BALANCE OF FRANCHISE FEE (7 YEARS),

APPROX \$50K INVENTORY

Restrictions Reports

Landlord Approval

Financial Statements, Formal Lease, Information Package

BUYER ALERT – BLOWOUT PRICE - Pet Retail Franchise Opportunity – Prime Edmonton Location Asking Price: \$125,000 INCLUDING Inventory (Approx. \$60K) Location: Edmonton, Alberta Square Footage: 1,616 sq ft Business Overview: Step into ownership of a Nationally recognized Franchise in the pet industry! This beautifully appointed pet specialty store is located in a grocery-anchored plaza within a strong, established residential community. With over \$440,000 in annual revenue and \$250,000 worth of assets and inventory - this is a rare quick-sale opportunity for an engaged owner-operator to grow a business without the start-up costs or long ramp-up time. Investment Highlights: National Brand Recognition – Established reputation in the pet specialty industry Strong Revenue Base – \$440K+ annual sales Solid Location – Grocery-anchored plaza in a dense residential area Franchise Fee Included – Over \$20,000 in savings Fully Equipped Retail Space – Professionally designed Pet Specialty store Growth Potential: Currently underperforming and priced accordingly, this location is primed for a turnaround. Please do not approach staff - please contact your favorite Realtor today for more details.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.