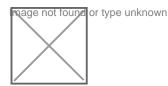


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## PET STORE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Edmonton, Alberta

Listing ID: 30083

MLS ID: A2209073

\$249,000



A TAMMY MACDONALD

**(403)** 710-5661

**403-278-8899** 

🛱 Edmonton , Alberta

**Transaction Type** 

For Lease

**Days On Market** 

87

Lease Amount

40.00

Lease Frequency

Monthly

Lease Term

Renewal Option

**Lease Term Remaining** 

Building Area (Sq. Ft.)

81

**Sub Lease** 

Year Built 2022 Structure Type Mixed Use

Property Type Commercial

operty Type

**Property Sub Type** 

1661.00

Retail

1001.00

Inclusions

Building Area (Sq. M.) Lot Features

154.31 Paved

INVENTORY VALUE APPROX \$100K (WHOLESALE VALUE), FIXTURES, EQUIPMENT, BALANCE OF

FRANCHISE FEE (7 YEARS)

Restrictions

Landlord Approval

Reports

Financial Statements, Formal Lease, Information Package

\*\* NEW PRICE \*\* Pet Retail Franchise Opportunity - Prime Edmonton Location Business For Sale: Bone & Biscuit | Asking Price: \$249,000 (includes over \$249K in assets) Location: Edmonton, Alberta | Franchise: Bone & Biscuit Co. | Square Footage: 1,616 sq ft Business Overview: Step into ownership of a nationally recognized franchise in the booming pet industry! Bone & Biscuit is a beautifully appointed retail pet store located in a high-traffic, busy grocery anchored plaza and active residential area of Edmonton. The store is part of the established Bone & Biscuit Co. network, known for its curated selection of natural pet foods, treats, and accessories. This location has built a loyal customer base and generated \$440,000+ in annual revenue, with \$250,000 in inventory and assets included in the sale. This is a turnkey opportunity for an owner-operator to step in and grow an already-established business without the startup costs or hassle. - Investment Highlights: - National Brand Recognition - Part of the trusted Bone & Biscuit Co. franchise - Fully Equipped & Stocked - 1,600 sq ft of beautifully designed retail space with over \$100k (wholesale value of inventory) - Revenue Stream - Over \$440K in sales despite current underperformance - Prime Location - Excellent walkable foot traffic, and 3 competitors within 3 km - Asset-Heavy Sale - Includes \$100K in inventory + \$150K in equipment & fixtures - Franchisor Support - Training and ongoing operational support provided Growth Potential: The business is currently underperforming and priced accordingly. With the right owner-operator, this location is primed for a turnaround. Significant opportunity exists to: - Improve margins and inventory management - Introduce local marketing & community partnerships - Expand online presence and delivery services - Leverage brand equity and national marketing programs Financial Snapshot: - Revenue: \$440,370/year - Offered as a quick Asset Sale - \$272,500 = 30% of start up cost!! - Asset Value Included: approx. \$250,000 - Balance of Franchise fee included!!! (over \$20k Value!) - Estimated Build-Out Cost if Starting New: \$400,000+ Don't miss your chance to own a top-tier pet retail franchise in an established residential area. Call your favorite realtor to inquire today to receive the information package.

**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.

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