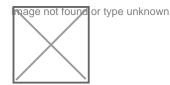


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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** 

40.00

Lease Amount

1 01 **L**0000

**Lease Frequency** 

Monthly

Lease Term

147

Renewal Option

Lease Term Remaining

Building Area (Sq. Ft.)

81

**Sub Lease** 

1

Year Built 2022

Retail

Mixed Use

Structure Type

**Property Type** 

Commercial

Property Sub Type

1661

1661.00

Inclusions

Building Area (Sq. M.)

154.31

**Lot Features** Paved FIXTURES, EQUIPMENT, BALANCE OF FRANCHISE FEE (7 YEARS),

APPROX \$50K INVENTORY

Restrictions

Landlord Approval

Reports

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.

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