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PET STORE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Edmonton, Alberta



Listing ID:
30083


MLS ID:
A2209073

\$125,000



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

 MaxWell Canyon Creek
 403-278-8899

 Edmonton , Alberta

Transaction Type For Lease	Days On Market 147	Lease Amount 40.00
Lease Frequency Monthly	Lease Term Renewal Option	Lease Term Remaining 81
Sub Lease 1	Year Built 2022	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 1661.00
Building Area (Sq. M.) 154.31	Lot Features Paved	Inclusions 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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