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## PET STORE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Edmonton, Alberta



**Listing ID:**  
30083

**MLS ID:**  
A2209073

**\$249,000**



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

 MaxWell Canyon Creek  
 403-278-8899

 Edmonton , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 87	<b>Lease Amount</b> 40.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Renewal Option	<b>Lease Term Remaining</b> 81
<b>Sub Lease</b> 1	<b>Year Built</b> 2022	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1661.00
<b>Building Area (Sq. M.)</b> 154.31	<b>Lot Features</b> Paved	<b>Inclusions</b> INVENTORY VALUE APPROX \$100K (WHOLESALE VALUE), FIXTURES, EQUIPMENT, BALANCE OF FRANCHISE FEE (7 YEARS)
<b>Restrictions</b> Landlord Approval	<b>Reports</b> 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.

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