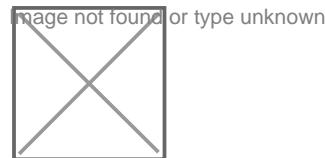


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1212 EDMONTON PET STORE AVENUE N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Edmonton, Alberta

**Listing ID:**  
30749

**MLS ID:**  
A2223777

**\$365,000**



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

 MaxWell Canyon Creek  
 403-278-8899

 1212 Edmonton Pet Store Avenue N, Edmonton , Alberta T1R3E7

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	226	8735.00
<b>Lease Frequency</b>	<b>Subdivision</b>	<b>Building Type</b>
Monthly	Edmonton Research & Development Park	Mixed Use,Retail,Shopping Centre,Street Level Storefront,Strip Mall
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1980	Mixed Use	Commercial
<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
Retail	1563.00	145.21
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
Furnishings, Fixtures, Equipment, \$100k Inventory (wholesale value), pro-rated balance of franchise fee	Landlord Approval,Lease Restriction,Restrictive Use Clause,See Remarks	Contracts,Financial Statements,Information Package,Other Documents

Are you an animal lover with an entrepreneurial spirit? Don't miss this rare opportunity to own a thriving, nationally recognized Franchise PET store in a busy Edmonton retail plaza. With excellent visibility, consistent foot traffic, and a well-established presence in the community, this turnkey business is perfectly positioned for continued growth. Built on a foundation of proven systems and a loyal customer base, this location boasts over \$1 million in annual sales. The current owners have curated a well trained team and established relationships within the local pet-loving community, making this an ideal business for someone eager to be hands-on and engaged. A new franchise location typically requires an investment of \$400,000+ and several months of setup - this opportunity gives you immediate profitability, brand recognition, and \$100,000 worth of inventory (wholesale value) included so you can hit the ground running. Training and Franchisor support are included to ensure a smooth transition. Business Highlights: Annual Sales Over \$1M ~ \$100,000 in Inventory Included (wholesale value) ~ Established Brand with National Recognition & Loyal Following ~ Prime Edmonton Location with Excellent Parking & Visibility ~ Trained Staff and Operational Systems in Place. This opportunity is best suited for an owner-operator passionate about pets and retail, ready to be active in the business and involved in community events. Brand and exact location will only be disclosed upon signing an NDA. Contact your favorite Realtor today to request more information and start your journey as a small business owner!

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