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1212 EDMONTON PET STORE AVENUE N FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Edmonton, Alberta

Listing ID:
30749

MLS ID:
A2223777

\$299,000



 **TAMMY MACDONALD**
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 MaxWell Canyon Creek
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 1212 Edmonton Pet Store Avenue N, Edmonton , Alberta T1R3E7

Transaction Type For Lease	Days On Market 345	Lease Amount 8735.00
Lease Frequency Monthly	Subdivision Edmonton Research & Development Park	Building Type Mixed Use,Retail,Shopping Centre,Street Level Storefront,Strip Mall
Year Built 1980	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 1563.00	Building Area (Sq. M.) 145.21
Inclusions Furnishings, Fixtures, Equipment, \$100k Inventory (wholesale value), pro-rated balance of franchise fee	Restrictions Landlord Approval,Lease Restriction,Restrictive Use Clause,See Remarks	Reports Contracts,Financial Statements,Information Package,Other Documents

**** NEW PRICE**** A fantastic opportunity to own a thriving small business UNDER \$300k!! 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 \$900k ~ \$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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