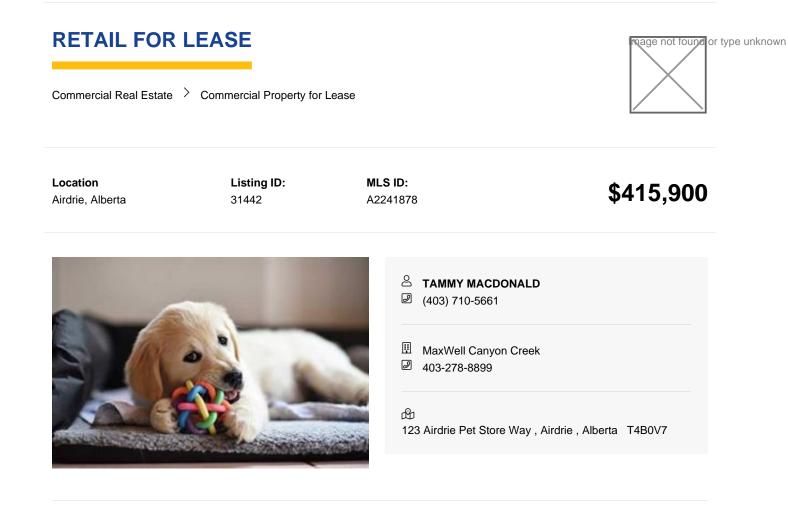


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Transaction Type **Days On Market** Lease Amount For Lease 3 34.00 Lease Frequency Lease Term Lease Term Remaining Monthly **Renewal Option** 48 Sub Lease Subdivision **Building Type** 1 NONE Shopping Centre, Strip Mall Year Built Structure Type **Property Type** 2017 Mixed Use Commercial **Property Sub Type** Building Area (Sq. Ft.) Building Area (Sq. M.) Retail 1122.00 104.24 Inclusions Reports FFE, POS, approx \$80k worth of Restrictions Contracts, Formal Lease, Other Inventory (wholesale value), Franchise Landlord Approval **Documents** Fee

Just Renovated! Bright, Beautiful New Look! Thriving Location, Inventory Included! Step into a beautifully renovated pet specialty store - fresh from the flooring up - with an inviting, bright new look throughout! Over \$130,000 has recently been invested to ensure this location remains vibrant, modern, and welcoming for pet lovers and their fur kids! This profitable, well-established Franchise pet store has been a beloved local favorite for almost a decade, proudly serving Airdrie and surrounding communities. This national Brand is renowned for its dedication to pet health and wellness, the store offers an impressive selection of premium foods, treats, accessories, supplements, and toys, while actively engaging in local community events. Included in this sale are all store equipment, POS, furnishings, fixtures, and approximately \$80,000 of current inventory (wholesale value) . The store boasts a well-trained, knowledgeable, and pet-passionate staff. The current owner, alongside the franchisor, will provide hands-on training, ensuring a smooth, seamless transition. **Ideal Candidate:** * Must have a genuine passion for pets! * Previous retail or small business experience is an asset. * Franchisor qualification requires a minimum investment of \$125,000 (unencumbered funds); remaining balance can be financed through your lender of choice. This is a rewarding, turnkey opportunity for anyone ready to thrive in a beloved local business! To maintain confidentiality, the store's name and exact location will only be disclosed upon a signed NDA. Call your favorite Realtor today to inquire further.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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