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RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Airdrie, Alberta



Listing ID:
31442


MLS ID:
A2241878

\$415,900



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

 MaxWell Canyon Creek
 403-278-8899

 123 Airdrie Pet Store Way , Airdrie , Alberta T4B0V7

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

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.

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