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## RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Airdrie, Alberta



**Listing ID:**  
31442


**MLS ID:**  
A2241878

**\$389,900**



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

 MaxWell Canyon Creek  
 403-278-8899

 123 Airdrie Pet Store Way , Airdrie , Alberta T4B0V7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 315	<b>Lease Amount</b> 34.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Renewal Option	<b>Lease Term Remaining</b> 48
<b>Sub Lease</b> 1	<b>Subdivision</b> NONE	<b>Building Type</b> Shopping Centre,Strip Mall
<b>Year Built</b> 2017	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1122.00	<b>Building Area (Sq. M.)</b> 104.24
<b>Inclusions</b> FFE, POS, approx \$80k worth of Inventory (wholesale value), Franchise Fee	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Contracts,Formal Lease,Other Documents

NEW PRICE!! 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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