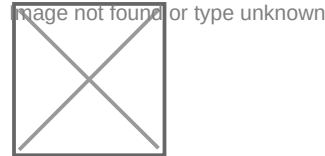


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

ANIMAL GROOMING FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32621

MLS ID:
A2266208

\$250,000



 **KELLI RODRIGUEZ**
 (403) 909-8656

 Century 21 Bravo Realty
 403-250-2882

 Calgary , Alberta

Transaction Type For Lease	Days On Market 22	Lease Amount 36.00
Lease Frequency Monthly	Building Type Commercial Mix, Major Shopping, Mixed Use, Retail, See Remarks, Street Level Storefront, Strip Mall	Year Built 1980
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1131.00	Building Area (Sq. M.) 105.07	Inclusions N/A
Restrictions None Known	Reports Financial Statements, Formal Lease	

Profitable Pet Grooming Salon- Calgary Turnkey, long-established grooming business in a busy Calgary Plaza. Steady gross revenue exceeding \$500,000 per year, currently servicing approximately 30-35 dogs per day. Features 6 grooming stations (with space for 1 more), 2 bath stations, new tankless water heaters, hydraulic grooming tables, upgraded kennels, flooring, lighting and a reception area. Fully staffed with a full-time manager, allowing passive ownership. Excellent exposure. Lease options in place. Water is included in the operating costs! Ideal for owner-operator or investor. Landlord approval required. Do not approach staff, Appointment required.

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](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.