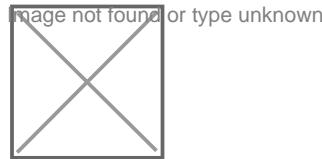


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 567 CALGARY PET STORE WITH GROOMING PLACE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**                    **Listing ID:**                    **MLS ID:**                    **\$380,000**  
Calgary, Alberta            33682                    A2280857



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

 MaxWell Canyon Creek  
 403-278-8899

 567 Calgary Pet Store With Grooming Place , Calgary , Alberta T3M 0G5

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	23	8128.00
<b>Lease Frequency</b>	<b>Subdivision</b>	<b>Building Type</b>
Monthly	Deerfoot Business Centre	Retail,Street Level Storefront,Strip Mall
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Low Rise (2-4 stories)	Commercial	Mixed Use
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
1979.00	183.85	Approx \$90k INVENTORY (Wholesale Value), Furnishings, Fixtures, Equipment, POS, Grooming station
<b>Restrictions</b>	<b>Reports</b>	
Landlord Approval	Contracts	

Profitable | Pet Specialty | Locally Owned & Operated | Grooming | Calgary - An excellent opportunity to own a PROFITABLE, nationally recognized, PET SPECIALTY FRANCHISE locally owned - operated. This established business is generating over \$700k annually and serves a loyal customer base seeking premium pet food, treats, and supplements that prioritize pet health and well-being. Full-service, in-store PET GROOMING was added this year and is already thriving, generating additional revenue. The store is known for its pet passionate and knowledgeable staff, having a skilled groomer with a loyal following and a hands on owner operator who focused on offering the quality products combined with a welcoming customer experience . Potential of Future GROWTH is quite literally Next Door!! A PET-FRIENDLY 350+ unit Condo development opening adjacent to the store this year is expected to enhance visibility and walk-in traffic! The store has completed a brand refresh in 2024, including new shelving, fresh paint, and updates to the current brand look and feel - this a true TURNKEY opportunity with no immediate capital expenditures required. Included in the Asking Price: - Furniture, Fixtures & Equipment approx \$100k value - Inventory / Stock: approx \$85,000 (wholesale value) - Location highlights include: Proven profitability with sales in excess of \$700K- Health-focused product mix aligned with strong consumer trends - Thriving in-store grooming operation Growth driven by owner involvement, community engagement & nearby residential development - Strong systems, trained staff, and a loyal clientele. Onsite training will be provided by both the current owner and the franchisor, ensuring a smooth and well-supported transition. Franchise training fee may apply. A Signed NDA is required to disclose exact location or additional information. Call your favorite Realtor today to find out more!

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