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RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Carstairs, Alberta

Listing ID:
33782

MLS ID:
A2282108

\$85,000



 **ADAM MCMILLAN**
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 **Real Broker**
 855-623-6900

 4, 517 10 Avenue, Carstairs, Alberta T0M0N0

Transaction Type	Title	Lease Amount
For Lease	Fee Simple	1750.00
Lease Frequency	Lease Term	Lease Term Remaining
Monthly	Renewal Option	12
Sub Lease	Zoning	Subdivision
1	C-1	NONE
Nearest Town	Building Type	Year Built
Carstairs	Commercial Mix,Free-Standing	1970
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Business
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
38405CO	1656.00	153.85
Inclusions		
Commercial Amenities	All Fixtures, Equipment & Chattels (Not Inventory). Inventory is to be sold at full Retail, less the Negotiated Discount, after the inventory Count.	Restrictions
Storefront		None Known

Reports

Annual Property Operating Data, Financial Statements, Leases

The Holistic Hound is a well-established and respected pet wellness business located in the growing community of Carstairs, Alberta. Known for its focus on natural, holistic, and premium pet products, the business has built a loyal customer base and a strong reputation among pet owners who value quality, health, and personalized service. Established & Profitable Operation The business generates over \$300,000 in annual gross sales, supported by strong repeat clientele, reliable supplier relationships, and consistent demand for premium pet wellness products. These factors contribute to stable operations and ongoing profitability. Specialized Product Offering The Holistic Hound specializes in natural pet foods, raw diets, supplements, treats, and wellness products selected to promote long-term pet health. Its emphasis on education and knowledgeable guidance sets it apart from traditional pet retailers, fostering trust and long-term customer relationships. Strong Community Presence Serving Carstairs and the surrounding areas, the business is deeply rooted in the local community. It functions as more than a retail store—acting as a trusted hub for pet owners focused on animal wellness. Continued regional growth further supports the business's long-term outlook. Attractive Lease Structure The premises are held under a sublease, with the option for a purchaser to negotiate a direct head lease with the landlord. This provides flexibility, security of tenure, and alignment with future business goals. Turnkey Opportunity with Upside This is a true turnkey operation, allowing a new owner to step in with minimal disruption. Growth opportunities include expanded product lines, enhanced marketing, e-commerce, nutrition consulting, and strategic partnerships such as grooming or veterinary services. Location & Growth Potential Situated north of Calgary, Carstairs is experiencing steady residential and commercial growth. Rising pet ownership and increased demand for holistic pet care continued to support expansion. Chattels & Equipment Included The sale includes a full complement of retail fixtures and equipment, minimizing startup costs and adding immediate value. Summary The Holistic Hound offers a rare opportunity to acquire a profitable, community-focused pet.

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