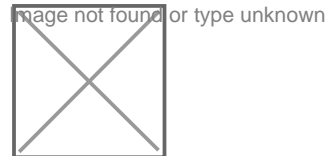


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Carstairs, Alberta



Listing ID:
33782


MLS ID:
A2282108

\$85,000



 **ADAM MCMILLAN**
 (403) 969-6991

 Real Broker
 855-623-6900

 4, 517 10 Avenue , Carstairs , Alberta T0M0N0

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

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.