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PET STORE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Edmonton, Alberta

Listing ID:
34088

MLS ID:
A2287984

\$360,000



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

 MaxWell Canyon Creek
 403-278-8899

 123 Pet Store Way , Edmonton , Alberta T5G 3E5

Transaction Type For Lease	Days On Market 64	Lease Amount 38.50
Lease Frequency Monthly	Lease Term Renewal Option	Lease Term Remaining 31
Subdivision Rural West	Building Type Shopping Centre	Year Built 2017
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1420.00	Building Area (Sq. M.) 131.92	Inclusions Furnishings, Fixtures, Equipment, Inventory (approx \$90k wholesale value), Freezer, POS, Balance of existing Franchise Fee
Restrictions Lease Restriction, Restrictive Use Clause	Reports Contracts, Formal Lease, Information Package	

OWN A BUSINESS THAT PET LOVERS TRUST. Now offered at \$360,000 (including approximately \$90,000 IN INVENTORY at wholesale value), this WELL-ESTABLISHED and PROFITABLE PET SPECIALTY STORE in EDMONTON presents a rare opportunity to step into a THRIVING, COMMUNITY-ROOTED BUSINESS backed by a NATIONALLY RECOGNIZED FRANCHISE BRAND. For over SEVEN YEARS, this location has served loyal dog and cat owners with a carefully curated selection of PREMIUM PET NUTRITION, NATURAL TREATS, and HEALTH-FOCUSED PRODUCTS. The franchise is widely respected for offering QUALITY BRANDS — many LOCALLY SOURCED — that meet or exceed strict standards to ensure pets receive the healthiest options available at accessible, affordable price points. Situated in a HIGH-VISIBILITY RETAIL PLAZA with strong co-tenancy and ample common parking, this 1,420 SQ. FT. TURNKEY OPERATION includes all equipment, fixtures, furnishings, and inventory included in the sale. Business Highlights: Approximately \$90,000 IN INVENTORY INCLUDED NATIONAL FRANCHISE SYSTEMS with established brand recognition EXPERIENCED, TRAINED STAFF in place — all genuinely passionate about pets SEAMLESS TRANSITION supported through franchisor training Growth Opportunity: Strong opportunity to EXPAND CUSTOMER BASE and COMMUNITY ENGAGEMENT New pet-owning residents within walking distance, with a NEW PET-FRIENDLY CONDO BUILDING located adjacent to the store Ideal Candidate & Financial Requirements: HANDS-ON OWNER with passion for pets and community Business or management experience preferred Good personal credit Minimum \$100,000 UNENCUMBERED FUNDS Balance may be financed through lender of choice Approximate \$500,000 NET WORTH REQUIREMENT Franchisor approval and training required Please contact your favorite Realtor today for additional information, Please DO not inquire within the store or with the staff.

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