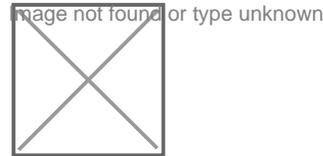


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

FULLY LICENSED/INSURED PET DAY CARE OPPORTUNITY, LOCATED IN A LEASED COMMERCIAL SPACE! BOASTING A...



Commercial Real Estate > Commercial Property for Lease

Location
Edmonton, Alberta

Listing ID:
34363

MLS ID:
A2292367

\$349,900



 **ROHIN SETHI**
 (587) 405-3555

 Maxwell Polaris
 780-450-6300

 Edmonton , Alberta

Transaction Type For Lease	Days On Market 49	Lease Amount 7260.00
Lease Frequency Monthly	Zoning 40	Year Built 2024
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 6066.00	Building Area (Sq. M.) 563.55	Inclusions Furniture, Fixtures & Set-up
Restrictions None Known	Reports Leases, Unaudited Financial Stmtnts	

Fully licensed/insured pet day care opportunity, located in a leased commercial space! Boasting a stellar 4.9-star rating, established website, and strong social media presence with engaged followers driving loyal clientele and referrals. Features 6,000+ sq ft premium indoor/outdoor play space, well-kept climate-controlled facility, fenced splash pools, 24/7 security, pet-safe cleaning, prime location minutes from West Edmonton Mall with easy access to St. Albert, Spruce Grove, central Edmonton, ample free parking. Rare large-scale setup in high-demand market limited by zoning, noise, odor, space challenges. Established with trained staff, transferable lease with a monthly rent \$7260, all assets, equipment, set-up. Additional commissions from third-party pet food fridge, on-demand pet groomers; strong upside adding pet accessories, upscale retail.

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