



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**123 Pet Specialty with Grooming Way  
Edmonton, Alberta**

**MLS # A2261306**

**\$384,000**



<b>Division:</b>	Homesteader
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Animal Grooming, Pet Store
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Creekwood Plaza
<b>Bus. Name:</b>	-
<b>Size:</b>	2,350 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Furnishings, fixtures and equipment, plus \$50k (wholesale value) worth of current inventory

Pet Specialty Store with Grooming For Sale &ndash; Edmonton, AB This well-established, family-owned pet specialty store is now available for purchase! Known as a community favorite, the store has built a loyal customer base by focusing on curating high quality products for cats and dogs - along with all the fun toys, treats and accessories you would want to spoil your furry loved on with. In addition, this store offers professional pet grooming services with a trained team and regular clientele - who love to come in for their pampering and SPA time with our team! **Business Highlights:** Profitable, established, and family-owned operation Located in Edmonton with strong community presence Focus on quality sourced foods, treats, supplements, accessories and more products for cats & dogs Grooming services in separate grooming area - consistent demand and repeat clientele Includes \$50,000 in inventory and ~\$80,000 in furniture, fixtures & equipment No franchise fees or royalties &ndash; keep 100% of your profits! Ideal for an owner-operator looking to continue and grow the success This is a rare opportunity to own a thriving, independent pet store with multiple revenue streams and no franchise restrictions. Step into a profitable, turn-key business that has already earned the trust and loyalty of its local community. Store location will only be provided with a signed NDA - please do not approach the store or staff for information. In store visits available, by appointment only. Please contact your favorite realtor for additional information. (Lease amount shown is based on net rental rate of \$25 / ft)