



GRASSROOTS
REALTY GROUP

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MLS # A2266208

Calgary, Alberta



\$250,000

Division: Calgary
Type: Business
Bus. Type: Animal Grooming
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,131 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Profitable Pet Grooming Salon- Calgary Turnkey, long-established grooming business in a busy Calgary Plaza. Steady gross revenue exceeding \$500,000 per year, currently servicing approximately 30-35 dogs per day. Features 6 grooming stations (with space for 1 more), 2 bath stations, new tankless water heaters, hydraulic grooming tables, upgraded kennels, flooring, lighting and a reception area. Fully staffed with a full-time manager, allowing passive ownership. Excellent exposure. Lease options in place. Water is included in the operating costs! Ideal for owner-operator or investor. Landlord approval required. Do not approach staff, Appointment required.