



**567 Calgary Pet Store with Grooming Place
Calgary, Alberta**

MLS # A2280857



\$380,000

Division: Deerfoot Business Centre

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,979 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Approx \$90k INVENTORY (Wholesale Value), Furnishings, Fixtures, Equipment, POS, Grooming station

SALE PENDING ! Profitable | Pet Specialty | Locally Owned & Operated | Grooming | Calgary - An excellent opportunity to own a PROFITABLE, nationally recognized, PET SPECIALTY FRANCHISE locally owned - operated. This established business is generating over \$700k annually and serves a loyal customer base seeking premium pet food, treats, and supplements that prioritize pet health and well-being. Full-service, in-store PET GROOMING was added this year and is already thriving, generating additional revenue. The store is known for its pet passionate and knowledgeable staff, having a skilled groomer with a loyal following and a hands on owner operator who focused on offering the quality products combined with a welcoming customer experience . Potential of Future GROWTH is quite literally Next Door!! A PET-FRIENDLY 350+ unit Condo development opening adjacent to the store this year is expected to enhance visibility and walk-in traffic! The store has completed a brand refresh in 2024, including new shelving, fresh paint, and updates to the current brand look and feel - this a true TURNKEY opportunity with no immediate capital expenditures required. Included in the Asking Price: - Furniture, Fixtures & Equipment approx \$100k value - Inventory / Stock: approx \$85,000 (wholesale value) - Location highlights include: Proven profitability with sales in excess of \$700K- Health-focused product mix aligned with strong consumer trends - Thriving in-store grooming operation Growth driven by owner involvement, community engagement & nearby residential development - Strong systems, trained staff, and a loyal clientele. Onsite training will be provided by both the current owner and the franchisor, ensuring a smooth and well-supported transition. Franchise training fee may apply. A Signed NDA is required to disclose exact location or additional

information. Call your favorite Realtor today to find out more!