



GRASSROOTS
REALTY GROUP

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MLS # A2282043

Calgary, Alberta



\$125,000

Division: Calgary
Type: Business
Bus. Type: Animal Grooming
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 966 sq.ft.
Zoning: -

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

Inclusions: Equipment List will be provided upon signing the NDA.

This well-established dog daycare and grooming business, operating successfully since 2013, presents outstanding growth potential supported by a loyal, long-term clientele and a strong industry reputation. The business has been intentionally maintained at a manageable size, offering clear opportunities to expand operating hours, introduce overnight boarding, add dog walking services, implement training programs, and potentially lease the adjacent unit to increase overall space. The premises comprise approximately 966 sq. ft., featuring efficiently used indoor areas along with a private 8' x 20' outdoor yard, allowing dogs to enjoy fresh air and supervised play. An attractive lease of \$2,301 per month is secured until December 2027, providing stability for the next owner. Located in a rapidly developing NW Calgary area, near a major hospital and surrounded by new residential developments, the business is well positioned to benefit from growing demand. Current operations run at a modest weekly capacity, yet the facility can comfortably accommodate a significantly higher number of dogs, and the grooming area allows room for additional equipment and groomers. The sale includes all furniture, equipment, decor, trade name, website, and related assets, along with two weeks of complimentary training for a smooth transition. The business focuses on safe, supervised play and personalized care, promoting positive socialization and well-being for small to medium-sized breeds, with larger dogs accepted based on temperament. ***Business Asset Sale only – Real Estate is not included.***