



**GRASSROOTS**  
REALTY GROUP

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123 Pet Store Way  
Edmonton, Alberta

MLS # A2287984



**\$360,000**

Division: Rural West

Type: Retail

Bus. Type: Pet Store

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: Pet Specialty Retail

Size: 1,420 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Furnishings, Fixtures, Equipment, Inventory (approx \$90k wholesale value), Freezer, POS, Balance of existing Franchise Fee

OWN A BUSINESS THAT PET LOVERS TRUST. Now offered at \$360,000 (including approximately \$90,000 IN INVENTORY at wholesale value), this WELL-ESTABLISHED and PROFITABLE PET SPECIALTY STORE in EDMONTON presents a rare opportunity to step into a THRIVING, COMMUNITY-ROOTED BUSINESS backed by a NATIONALLY RECOGNIZED FRANCHISE BRAND. For over SEVEN YEARS, this location has served loyal dog and cat owners with a carefully curated selection of PREMIUM PET NUTRITION, NATURAL TREATS, and HEALTH-FOCUSED PRODUCTS. The franchise is widely respected for offering QUALITY BRANDS &mdash; many LOCALLY SOURCED &mdash; that meet or exceed strict standards to ensure pets receive the healthiest options available at accessible, affordable price points. Situated in a HIGH-VISIBILITY RETAIL PLAZA with strong co-tenancy and ample common parking, this 1,420 SQ. FT. TURNKEY OPERATION includes all equipment, fixtures, furnishings, and inventory included in the sale. Business Highlights: Approximately \$90,000 IN INVENTORY INCLUDED NATIONAL FRANCHISE SYSTEMS with established brand recognition EXPERIENCED, TRAINED STAFF in place &mdash; all genuinely passionate about pets SEAMLESS TRANSITION supported through franchisor training Growth Opportunity: Strong opportunity to EXPAND CUSTOMER BASE and COMMUNITY ENGAGEMENT New pet-owning residents within walking distance, with a NEW PET-FRIENDLY CONDO BUILDING located adjacent to the store Ideal Candidate & Financial Requirements: HANDS-ON OWNER with passion for pets and community Business or management experience preferred Good personal credit Minimum \$100,000 UNENCUMBERED FUNDS Balance may be financed through lender of choice

Approximate \$500,000 NET WORTH REQUIREMENT Franchisor approval and training required Please contact your favorite Realtor today for additional information, Please DO not inquire within the store or with the staff.