



GRASSROOTS
REALTY GROUP

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MLS # A2292367

Edmonton, Alberta



\$349,900

Division: Edmonton

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 6,066 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Furniture, Fixtures & Set-up

Fully licensed/insured pet day care opportunity, located in a leased commercial space! Boasting a stellar 4.9-star rating, established website, and strong social media presence with engaged followers driving loyal clientele and referrals. Features 6,000+ sq ft premium indoor/outdoor play space, well-kept climate-controlled facility, fenced splash pools, 24/7 security, pet-safe cleaning, prime location minutes from West Edmonton Mall with easy access to St. Albert, Spruce Grove, central Edmonton, ample free parking. Rare large-scale setup in high-demand market limited by zoning, noise, odor, space challenges. Established with trained staff, transferable lease with a monthly rent \$7260, all assets, equipment, set-up. Additional commissions from third-party pet food fridge, on-demand pet groomers; strong upside adding pet accessories, upscale retail.