



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**MLS # A2209073**

**Edmonton, Alberta**

**\$272,500**



**Division:** Edmonton

**Type:** Retail

**Bus. Type:** Pet Store

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,661 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** Paved

**Inclusions:** INVENTORY VALUE APPROX \$100K (WHOLESALE VALUE), FIXTURES, EQUIPMENT, BALANCE OF FRANCHISE FEE (7 YEARS)

Pet Retail Franchise Opportunity &ndash; Prime Edmonton Location Business For Sale: Bone & Biscuit | Asking Price: \$272,500 (includes \$272K in assets) Location: Edmonton, Alberta | Franchise: Bone & Biscuit Co. | Square Footage: 1,616 sq ft Business Overview: Step into ownership of a nationally recognized franchise in the booming pet industry! Bone & Biscuit is a beautifully appointed retail pet store located in a high-traffic, busy grocery anchored plaza and active residential area of Edmonton. The store is part of the established Bone & Biscuit Co. network, known for its curated selection of natural pet foods, treats, and accessories. This location has built a loyal customer base and generated \$440,000+ in annual revenue, with \$250,000 in inventory and assets included in the sale. This is a turnkey opportunity for an owner-operator to step in and grow an already-established business without the startup costs or hassle. - Investment Highlights: - National Brand Recognition &ndash; Part of the trusted Bone & Biscuit Co. franchise - Fully Equipped & Stocked &ndash; 1,600 sq ft of beautifully designed retail space with over \$100k (wholesale value of inventory) - Revenue Stream &ndash; Over \$440K in sales despite current underperformance - Prime Location &ndash; Excellent walkable foot traffic, and 3 competitors within 3 km - Asset-Heavy Sale &ndash; Includes \$100K in inventory + \$150K in equipment & fixtures - Franchisor Support &ndash; Training and ongoing operational support provided Growth Potential: The business is currently underperforming and priced accordingly. With the right owner-operator, this location is primed for a turnaround. Significant opportunity exists to: - Improve margins and inventory management - Introduce local marketing & community partnerships - Expand online presence and delivery services -

Leverage brand equity and national marketing programs   Financial Snapshot:   - Revenue: \$440,370/year   - Offered as a quick Asset Sale &ndash; \$272,500 = 30% of start up cost!!   - Asset Value Included: approx. \$250,000   - Balance of Franchise fee included \$22,500  
- Estimated Build-Out Cost if Starting New: \$400,000+   Don&rsquo;t miss your chance to own a top-tier pet retail franchise in an established residential area.   Call your favorite realtor to inquire today to receive the information package.