

**MLS # A2266208**
**Calgary, Alberta**
**\$250,000**


|                    |                 |
|--------------------|-----------------|
| <b>Division:</b>   | Calgary         |
| <b>Type:</b>       | Business        |
| <b>Bus. Type:</b>  | Animal Grooming |
| <b>Sale/Lease:</b> | For Lease       |
| <b>Bldg. Name:</b> | -               |
| <b>Bus. Name:</b>  | -               |
| <b>Size:</b>       | 1,131 sq.ft.    |
| <b>Zoning:</b>     | -               |

|                    |     |                       |   |
|--------------------|-----|-----------------------|---|
| <b>Heating:</b>    | -   | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>     | -   | <b>Based on Year:</b> | - |
| <b>Roof:</b>       | -   | <b>Utilities:</b>     | - |
| <b>Exterior:</b>   | -   | <b>Parking:</b>       | - |
| <b>Water:</b>      | -   | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>      | -   | <b>Lot Feat:</b>      | - |
| <b>Inclusions:</b> | N/A |                       |   |

Profitable Pet Grooming Salon- Calgary Turnkey, long-established grooming business in a busy Calgary Plaza. Steady gross revenue exceeding \$500,000 per year, currently servicing approximately 30-35 dogs per day. Features 6 grooming stations (with space for 1 more), 2 bath stations, new tankless water heaters, hydraulic grooming tables, upgraded kennels, flooring, lighting and a reception area. Fully staffed with a full-time manager, allowing passive ownership. Excellent exposure. Lease options in place. Water is included in the operating costs! Ideal for owner-operator or investor. Landlord approval required. Do not approach staff, Appointment required.