

MLS # A2266208**Calgary, Alberta****\$250,000****Division:** Calgary**Type:** Business**Bus. Type:** Animal Grooming**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,131 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** 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.