

**123 Pet Store Way  
Edmonton, Alberta****MLS # A2188066****\$475,000****Division:** Rural West**Type:** Retail**Bus. Type:** Pet Store ,Retail**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** Will be disclosed with Signed NDA**Size:** 1,420 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** Public**Lot Size:** -**Sewer:** Public Sewer**Lot Feat:** Paved**Inclusions:** Inventory approx \$90k (wholesale value)

Turn-Key Pet Franchise Opportunity in Edmonton! \*\*\* Attention PET lovers! \*\*\* The chance to own a PROFITABLE and WELL-ESTABLISHED Franchise in the heart of Edmonton is now available.! With over 7 years of success, this THRIVING pet store has become a TRUSTED destination for dog and cat owners, offering QUALITY products and services to a LOYAL customer base. This location presents real GROWTH opportunity with TWO brand-new PET-FRIENDLY CONDO complexes set to open nearby! These residential developments are expected to attract a new stream of potential customers, creating the perfect conditions to BOOST sales and GROW the business. With a focus on pet-loving residents, this is an ideal chance to reinforce the store's reputation as the trusted go-to destination for all their pet care needs. The store is in a PRIME shopping plaza, has great VISABILITY, ample common area PARKING and a next to a BUSY, quick service, anchor tenant! This is a Share sale and includes ALL equipment, fixtures, furnishings, and approximately \$90,000 worth of inventory (wholesale value). With PROVEN systems in place and a dedicated, WELL-TRAINED team, and HANDS ON training offered, the business ensures a seamless transition for the new owner. To protect the business's success and confidentiality, details on the store name and location will be shared only after an application and NDA are completed. Please do not approach the store or staff &ndash; Please contact your favorite Realtor for more details!