

**456 Pet Store Avenue
Calgary, Alberta****MLS # A2192631****\$300,000****Division:** Calgary International Airport**Type:** Business**Bus. Type:** Pet Store ,Retail**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 2,755 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** Furnishings, Fixtures, 12 door walk in Freezer, \$125k (wholesale value) of inventory, Shelving, POS and Printer, alarm system

**** NEW PRICE ***** This is WELL BELOW COST of a Brand NEW store - Gross Sales over \$1 M, includes \$125k worth of Inventory and offers Exclusive territory - WOW!!!! Step into a proven, high-performing business with a secure, exclusive territory and some of the lowest royalties in the industry—maximize profits while benefiting from a well-established franchise model. With over \$1 million in annual sales, this successful Tail Blazers location is a rare opportunity for a passionate entrepreneur in a high-demand market. Located in a developing neighborhood that's still building more homes, there's huge growth potential as more residents move in. Why This Business Stands Out: Loyal customer base, established franchise model, and a distinguished industry reputation. • Exclusive Territory • Own the only Tail Blazers in the area. • Low Royalties • Maximize profits with an affordable fee structure. • Premium 12-Door Walk-In Freezer • Best selection of raw and frozen pet food in the area. • Seamless Logistics • Double front doors for easy skid deliveries. • Bonus 600 Sq. Ft. Space • Separate entrance, ideal for pet self-wash, grooming, storage, or sub-leasing. • Secure, Long-Term Lease • 50 months remaining, with two 5-year renewal options. • Growth Potential • Expand with e-commerce, delivery, and local events Why Buy Instead of Starting from Scratch? A new pet retail store costs \$400,000+ and requires months of setup. This fully operational location is already trusted in the community and generating \$1M+ annually—giving you a turnkey, profitable business from day one. Includes \$125,000 in inventory, so you can start selling immediately. Instore training will be provided. Successful applicant must be someone looking to work in the business and

plan to be an active part of local community events! They will also have \$100k unencumbered funds to invest with the balance through your lender of choice. Interested Buyers must sign an NDA before accessing financial details. Please do not approach staff or inquire in store. Call your favorite Realtor to inquire.