



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**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:** -

|                    |     |                       |   |
|--------------------|-----|-----------------------|---|
| <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 &ndash; NW Calgary Turnkey, long-established grooming business in a busy NW Calgary plaza. Operating successfully since 1997, with 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 near Ranchlands Blvd, Crowfoot, and John Laurie Blvd. Lease in place until Aug 2029, Water is included in the operating costs! Ideal for owner-operator or investor. Landlord approval required. Do not approach staff; appointment required.