



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**MLS # A2292367**

**Edmonton, Alberta**



**\$349,900**

**Division:** Edmonton

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,066 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Furniture, Fixtures & Set-up

Fully licensed/insured pet day care opportunity, located in a leased commercial space! Boasting a stellar 4.9-star rating, established website, and strong social media presence with engaged followers driving loyal clientele and referrals. Features 6,000+ sq ft premium indoor/outdoor play space, well-kept climate-controlled facility, fenced splash pools, 24/7 security, pet-safe cleaning, prime location minutes from West Edmonton Mall with easy access to St. Albert, Spruce Grove, central Edmonton, ample free parking. Rare large-scale setup in high-demand market limited by zoning, noise, odor, space challenges. Established with trained staff, transferable lease with a monthly rent \$7260, all assets, equipment, set-up. Additional commissions from third-party pet food fridge, on-demand pet groomers; strong upside adding pet accessories, upscale retail.