



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2321652

Edmonton, Alberta

\$290,000

Division: Edmonton

Type: Mixed Use

Bus. Type: Pet Store

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,420 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Approx \$90,000 (wholesale Value) Inventory, Furnishing - Fixtures - Equipment, POS System, balance of Franchise Term

ESTABLISHED. PROFITABLE. READY FOR ITS NEXT CHAPTER. For the right owner, this isn't simply a pet store. It's an opportunity to build upon a trusted business with a loyal customer base, strong community reputation, and significant growth potential. Generating Gross sales exceeding \$775,000 annually (YE2025-2026) and delivering normalized SDE approx \$80,000, this established pet specialty business has been serving local pet owners for more than 7 years. Backed by a respected national franchise system, the store offers premium pet nutrition, natural treats, supplements, and health-focused products that have earned the trust of customers throughout the community. What makes this opportunity particularly exciting is the untapped potential. An engaged owner can build upon an already successful foundation through increased community involvement, local partnerships, customer events, social media marketing, delivery services, subscription programs, and expanded online engagement. With new residential growth nearby and an increasing number of pet-owning households in the area, there is a clear opportunity to grow both revenue and market presence. The 1,420 sq. ft. turnkey operation is located in a high-visibility retail center with strong neighboring businesses and ample parking. Included in the sale are fixtures, equipment, furnishings, and approximately \$90,000 in inventory at wholesale value. Ideal for an entrepreneur (owner / operator), or pet enthusiast looking to take an established operation and unlock its next stage of growth. Confidential opportunity. Detailed information available to qualified purchasers upon completion of an NDA and approval process. Please do not approach staff directly. Contact your favorite Realtor Today for additional information!