



GRASSROOTS
REALTY GROUP

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MLS # A2332473

Okotoks, Alberta

\$225,000



Division: Okotoks

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,350 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Inventory Value of approx \$90k, Furnishings, Fixtures, Equipment, Shelving, POS,

Here's your opportunity to acquire a well-established specialty pet retail business in the thriving community of Okotoks. Located in a busy retail center, this turnkey operation has built a loyal customer base by offering premium pet products, exceptional customer service, and a welcoming shopping experience. A standout feature is the popular in-store self-service pet wash, providing an additional customer draw and revenue opportunity. The approximately 2,350 sq. ft. store is professionally designed, fully equipped, and ready for new ownership. The asking price includes approximately \$150,000 in equipment and \$90,000 in inventory, making this an outstanding value for an entrepreneur or owner-operator looking to step into an established business with proven systems already in place. The current lease extends through 2033 (with applicable options), providing long-term stability and allowing a new owner to focus on growing the business. The pet industry continues to experience strong demand as consumers increasingly invest in premium products and services for their pets, creating an excellent opportunity to build on an already established foundation. Financial information and additional details are available to qualified buyers upon execution of a Confidentiality Agreement (NDA). Call your Favorite Realtor Today for more information. Please do not approach the store or staff with any inquiries or questions - for confidentiality reasons. ** Images are for illustration purposes only - actual store photos will be provided with signed NDA **