

# \$475,000 - 123 Pet Store Way, Edmonton

MLS® #A2188066

**\$475,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Rural West, Edmonton, Alberta

Turn-Key Pet Franchise Opportunity in Edmonton! \*\*\* Attention PET lovers! \*\*\* The chance to own a PROFITABLE and WELL-ESTABLISHED Franchise in the heart of Edmonton is now available.!

With over 7 years of success, this THRIVING pet store has become a TRUSTED destination for dog and cat owners, offering QUALITY products and services to a LOYAL customer base.

This location presents real GROWTH opportunity with TWO brand-new PET-FRIENDLY CONDO complexes set to open nearby! These residential developments are expected to attract a new stream of potential customers, creating the perfect conditions to BOOST sales and GROW the business. With a focus on pet-loving residents, this is an ideal chance to reinforce the store's reputation as the trusted go-to destination for all their pet care needs. The store is in a PRIME shopping plaza, has great VISABILITY, ample common area PARKING and a next to a BUSY, quick service, anchor tenant!

This is a Share sale and includes ALL equipment, fixtures, furnishings, and approximately \$90,000 worth of inventory (wholesale value). With PROVEN systems in place and a dedicated, WELL-TRAINED team, and HANDS ON training offered, the business ensures a seamless transition for the new owner.

To protect the business's success and



**MaxWell**  
Where Real Estate Happens

**\$475,000**  
MLS #A2188066

**JUST LISTED**

**BUSINESS FOR SALE**

**| ASSET SALE**

**| FRANCHISE PET STORE**

**| EDMONTON, AB**

Asking Price: \$475,000.00 (incl. \$90k inventory)

Unit Size: 1,420 SF

Lease: 31 months +

Gross Rent: \$7,945 (2025)

Op Costs: \$20.57 PSF (incl. in gross rent)



**MaxWell**  
MAXWELL CANYON CREEK  
**TAMMY MACDONALD**  
Associate  
(403) 710-5661 Cell



*Tammy MacDonald*  
REALTOR

confidentiality, details on the store name and location will be shared only after an application and NDA are completed. Please do not approach the store or staff – Please contact your favorite Realtor for more details!

Built in 2017

### Essential Information

MLS® #	A2188066
Price	\$475,000
Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	123 Pet Store Way
Subdivision	Rural West
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T5G 3E5

### Exterior

Lot Description	Paved
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### Additional Information

Date Listed	January 16th, 2025
Days on Market	169

### Listing Details

Listing Office	MaxWell Canyon Creek
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